HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Planning Commission Meeting

September 12, 2023

6:00 p.m. – Regular Meeting

-Time and Order of Items are approximate and may be changed as Time Permits-

Public notice is hereby given that the monthly meeting of the Heber City Planning Commission will be in the Heber City Office Building, 75 North Main, South door, in the Council Chambers upstairs.

1. Regular Meeting:

I. Call to Order

II. Roll Call

III. Pledge of Allegiance: By Invitation

IV. Recuse for Conflict of Interest

2. Consent Agenda:

I. 07.25.2023 Meeting Minutes Draft for Approval

3. Action Items:

I. Public Hearing for Cottages Rezone & Master Development Agreement (MDA) at 1000 South 600 West. (Planner Kohler)

II. Public Hearing for Wittco Rezone and Master Development Agreement (MDA) at 801 South 100 West. (Planner Kohler)

III. Request for a Site Plan approval for Old 40 North, located at 4705 North Old Highway-40 (Parcel 20-7956, Northwest of the intersection between Old Highway-40 and SR-32)(Planner Woodbury/Engineer Miner)

4. Work Meeting: N/A

I. Heber City Park Design Standards - Draft Review (Planner Baron, LDI)

5. Administrative Items:

I. City Council Communication Item (Planner Baron)

6. Adjournment:

Ordinance 2006-05 allows Commission Members to participate in meetings via telecommunications media.

In accordance with the Americans with Disabilities Act, those needing special accommodations during this meeting or who are non-English speaking should contact Trina Cooke at the Heber City Offices 435.657.7886 at least eight hours prior to the meeting.

Posted on 09.07.2023, in the Heber City Municipal Building located at 75 North Main, the Heber City Website at www.heberut.gov, and on the Utah Public Notice Website at http://pmn.utah.gov. Notice provided to the Wasatch Wave.

Planning Commission Staff Report

MEETING DATE: 9/12/2023
SUBJECT: 07.25.2023 Meeting Minutes Draft for Approval
RESPONSIBLE:
DEPARTMENT: Planning
STRATEGIC RELEVANCE:

SUMMARY

RECOMMENDATION

BACKGROUND

DISCUSSION

FISCAL IMPACT

CONCLUSION

ALTERNATIVES

Staff Recommended Option - Approval

I move to **approve** the item as presented, with the findings and conditions as presented in the conclusion above.

Alterntive 2 - Continuance

I move to **continue** the item to another meeting on , with direction to the applicant and/or Staff on information and / or changes needed to render a decision, as follows:

Alternative 3 - DENIAL
I move to **deny** the item with the following findings.

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member:

EXHIBITS

1. 07.25.2023 Draft Minutes for Approval

Heber City Corporation
75 North Main Street
Heber City, Utah

PLANNING COMMISSION MEETING

Tuesday, July 25, 2023
6:00 pm.
REGULAR MEETING

The Planning Commission of Heber City, Wasatch County, Utah, met in a Joint Meeting on July 25, 2023, in the City Council Chambers in Heber City, Utah.

1. Regular Meeting:

I. Call to Order – Chairman Gunn called the Work Meeting to order at 6:15 p.m. and welcomed everyone present

II. Roll Call

Present: **Planning Commission**
Chairman Dennis Gunn
Vice-Chairman Dave Richards
Commissioner Phil Jordan
Commissioner Robert Wilson
Commissioner Sid Ostergaard

Staff: Planning Manager Jamie Baron
Planner Jacob Roberts
Assistant City Recorder, Robin Raines
Consultant GCGarcia
City Engineer, Gordon Miner

Public: Shawn Kelly, Paul Berg
Online: N/A

III. Pledge of Allegiance: Commissioner Phil Jordan [00:00:52]

IV. Recuse for Conflict of Interest N/A

2. Consent Agenda:

I. Minutes: N/A

3. Action Items:

I. Request for a Site Plan approval for Wasatch School Site, located at 300 North 1000 West (Planner Woodbury/Engineer Miner) [00:02:53]

Planner Woodbury indicated this was for the new Wasatch High School, located at 200 North 1000 West. She expressed it had gone through the annexation process already, and that evening they would be discussing the site plan. She highlighted some key features of the site, including

several athletic fields. She said the building took up about seven acres, with the parking taking an additional 17 acres. Planner Woodbury added there would be surrounding wetlands which would be protected as part of the site plan, and said there were plans to construct and preserve a trail which ran through the protected space. She indicated as well there were 1,066 parking spaces which was in compliance with the Code, and summarized the Staff recommended approval, as long as conditions were met.

Paul Berg of Berg Engineering introduced himself and said he would be speaking on behalf of the school. He brought up the site plan and discussed some features, namely that they had preserved the creek, wetlands, and trees which surrounded the campus. He thought the corridor was a great amenity and made it a great high school. Mr. Berg also noted having MTech as a neighbor was a great thing for the valley as a whole, as well as for the school. He noted the plan followed the City's Master Plan and said they had worked closely with the City's Engineering Department to ensure it was not only a good school site, but helpful for the City as a whole. He noted there were many trails around the public and private roads, which was also a great amenity to have for the school and City.

Mr. Berg expressed that he was aware of the conditions handed out by the City, and said they were working on them. He explained the school was a three year build, and reminded the Planning Commission they had three years to work on the conditions.

Commissioner Wilson asked if they needed to have so much parking, and asked if it was a condition. He pointed out some kids might ride a bike or walk to school, and thought there would be too much traffic. He wondered if they restricted parking it might incentivize people to find alternative ways to school. Mr. Berg acknowledged this was a good point, however, he discussed this was the third high school he had designed and said he had found that the number of drivers increased throughout the year as the sophomore class got their licenses. Mr. Berg also pointed out there were events such as concerts, plays, and games throughout the year which required much more parking than normal. Commissioner Wilson discussed how bad the traffic was at other schools in the area, and Mr. Berg indicated on the site plan the ways they had tried to improve the circulation of traffic.

Mr. Berg reviewed the lighting plan. He said they had a photometric plan, and said the lights they had selected for the parking lots and athletic fields were in compliance with Heber City's ordinance. He acknowledged there had been a discussion with the City about shoebox lighting, but expressed his current plan had been approved by Staff.

Commissioner Jordan asked about one of the conditions, which was to obtain a permit from UDOT for State Road 113. He asked Mr. Berg what the plan for that area was. Mr. Berg replied the original plan was to put in a stop light, although UDOT had expressed concerns about spacing of the lights and so they had requested a roundabout to be installed. Mr. Berg clarified it would be a single-lane roundabout and said it integrated well with the surrounding roads. Commissioner Jordan expressed some surprise that was the plan they had ended up with. City Engineer Funk said he had reached out to UDOT since the traffic study they had done indicated a double lane might be called for in the roundabout given the expected volume of traffic. City Engineer Funk reported UDOT had told him they were still in the process of deciding if they

wanted a single or double lane. Mr. Berg commented that UDOT had cited safety as the reason for doing just a single lane, even if it would create more traffic. Commissioner Jordan said he was not opposed to roundabouts; he thought they helped mitigate speeding issues.

Commissioner Jordan noted there were 24 conditions, and asked if Mr. Berg had issues with any of the conditions. Mr. Berg thought all the conditions made sense and added he thought most of them had been resolved. He said the only things that would be further down the road were the legal agreements. He said even though the legal conditions were probably about three years out from being finalized, they had already been drafted and were in the City Attorney's hands. City Engineer Funk agreed with Mr. Berg's comments. City Engineer Funk acknowledged 24 conditions were more than normal, but noted it was a large project and echoed Mr. Berg's comment that the legal conditions were being approved by the City Attorney. City Engineer Funk summarized he was comfortable moving forward with an approval that evening, even though they typically did not proceed without approval from UDOT.

Commissioner Richards made a motion to approve the site plan; Commissioner Jordan seconded. The Planning Commission unanimously voted to approve the site plan. [00:22:03]

II. Request for a Conditional Use Permit to relocate a building from 1350 Industrial Parkway to 1017 East 50 North (Planner Woodbury/Engineer Miner) [00:22:42]

Planner Woodbury said this was a request to relocate a private residence as there was another project in use which would take place on the current site of the residence. She reported Staff found this to be an appropriate site for the relocation. She said it would be set on a full basement, and a garage and a covered front porch would be added to the building. Planner Woodbury stated the building would be 26 feet tall to the peak of the roof. She clarified that although the plat plan showed a 25 foot setback, that was incorrect and the actual setback would be 30 feet, lining up with the setback of other properties on the street. She added one of the conditions was that the applicant had to submit a new site plan which showed the 30 foot setback, and said the new plan would have to be approved prior to the issuance of the building permit. She said another condition was that a traffic plan was required to address the traffic when the building was moved to its new location. She indicated the proposed relocation met the Code, and Staff recommended approval of the conditional use permit as long as the following findings and conditions were met. She stated the application had to be consistent with the Municipal Zoning Code and General Plan, and said the proposed conditional use would have to comply with Federal and State law as well as City ordinance. She added there were five conditions set forth by the City Engineer which would have to be met as well.

Chairman Gunn clarified the building would be moved in one piece, and said there were no obstacles to this. City Engineer Miner confirmed it would be lifted and moved across town. He explained there would be a traffic control plan, and that would be coordinated with all utility companies or any other entities which may be impacted. City Engineer Miner said the plan was to do this as soon as possible. Mayor Gunn thought this seemed straightforward.

Commissioner Wilson moved to approve; Commissioner Richards seconded. The motion passed unanimously. [00:27:19]

City Engineer Miner noted the existing house was being replaced by a development, and so the developers had offered the house to the existing resident.

4. <u>Work Meeting: N/A</u>

5. <u>Administrative Item: [00:28:26]</u>

I. <u>City Council Communication Item</u>

City Planner Baron summarized the July 18th Council meeting. He noted the Council had received the same Civic Clerk training that the Planning Commission had, and said they increased the supplemental zoning requirements as well. He reported they had also reviewed the Moderate Housing Plan action items before their response was sent to the State, and said Heber City was in line with the Moderate Housing Plan requirements. City Planner Baron added there had been a discussion about the future of Animal Control and how the governments worked together. He said they planned to go over parking and architecture for Colorado City. He added they had bumped the Envision Heber conversation to another meeting, so they would have more time to go over it. He added there had been an amendment to the Highlands development in order to accommodate the road layout, and briefly reviewed the changes. Chairman Gunn asked if there would be a presentation about what the Council had been shown, and City Planner Baron thought it would be better to save a presentation until more of the Commissioners were present. City Planner Baron added it was just 10-15 minutes, and said they could add it to a future agenda to watch when everyone was in attendance.

Commissioner Jordan commented the Staff Report was great, and said it captured the objectives well. He spoke about how the downtown would grow over time, and said the groundwork they were doing now would take years to be realized. He thought one of the most important pieces of this was parking, and discussed how the Planning Commission had dealt with some difficulties with parking, especially with new cities. He said other cities had dealt with these challenges by building a parking structure, and opined parking structures were a good public and private parking structures and a helpful revenue stream for the City. He added some parking structures were subtle and it was not even obvious that they were parking structures, so there were many options for design. He added they could even consider below ground parking structures. Commissioner Richards agreed parking would be one of the biggest roadblocks to what they wanted to see, and thought that parking and then architecture were their two biggest things to consider. Commissioner Jordan thought Mayor Franco wanted the Planning Commission to focus on architecture, so that they were set up to accommodate the kind of businesses that they wanted to attract. He added they were subject to the Code, and so as long as a business met the Code the Planning Commission could not stop them from coming in, even if the developer did not match the aesthetic preferences of the City. The Commissioners agreed architecture was very subjective, so they needed to figure out what was best for Heber City and find parameters which made it unique and special without being too specific.

Chairman Gunn wondered if they should be more proactive, and look at things beyond what Staff brought to them. City Planner Baron said the Planning Commission could be as proactive as they wanted to, and said if they came across a piece of the Code that they felt needed to be adjusted or revisited they could do so at any time, even if it was not part of a current item up for

discussion. City Planner Baron reminded them that although they were not a legislative body, they were a recommending body, and if the majority of the Planning Commission thought a piece of legislation needed to be reviewed they could do that. City Planner Baron did note that this was partially subject to the workload of Staff and Council as to how much they could get done.

II. Ogden APA Conference

City Planner Baron announced the Fall Conference was coming up soon and shared the agenda. He said there was a portion dedicated to citizen planners, and said there were some classes geared towards Planning Commission members specifically. He shared the dates and times, and indicated the City would pay for the Commissioners to attend if they wanted to. He thought there was a special rate for the Planning Commissioners as well, and encouraged them all to attend. He noted the classes counted towards the Commissioner's training requirements put forth by the State.

City Planner Baron and Chairman Gunn briefly discussed their yearly training requirements, and City Planner Baron noted there was a portion of the training which needed to be geared towards land use. City Planner Baron explained they were happy to do some of the training in-house, and then there were other things such as the APA conference and League of Cities and Towns which would also count towards their training hours. Chairman Gunn asked if they could add training into meetings that had light agendas, and City Planner Baron said he would look into doing that. Chairman Gunn commented sometimes trainings got swept too far back and he expressed it was important they got to them throughout the year.

6. Adjournment: [00:52:00]

_____Meshelle Kijanen_____
Planning Department Administrator

DRAFT

Planning Commission Staff Report

MEETING DATE:	9/12/2023
SUBJECT:	Public Hearing for Cottages Rezone & Master Development Agreement (MDA) at 1000 South 600 West. (Planner Kohler)
RESPONSIBLE:	Tony Kohler
DEPARTMENT:	Planning
STRATEGIC RELEVANCE:	Community Development

SUMMARY

Russ Witt, owner of three existing single family dwellings at approximately 954 South 600 West, has approached the City about a development agreement with the property to permit the construction of five new cottages to replace the two existing dwellings.

The policy questions include the following:

1. Should the City rezone the property to permit the proposed cottages?
2. If so, what conditions should accompany the development agreement?

RECOMMENDATION

Staff recommends the Planning Commission hold the public hearing and consider public input in formulating a recommendation to the City Council for approval of the proposed zone change and Master Development Agreement (MDA).

BACKGROUND

The property contains, two existing modular homes and a recently constructed cottage home. The petitioner is proposing to replace the 2 modular homes with five new cottage homes similar to the existing home. The property is located within the R-1 Residential Zone, which limits density and would require a development agreement to accommodate the proposed new dwellings.

DISCUSSION

The General Plan identifies this area as the Medium Density Residential (MDR) District, with primary uses including single family dwellings at 3 to 6 units per acre. The City currently implements the MDR District in this area with the R-1 Residential Zone.

General Plan Land Use Table

District	Uses	Density	Key Characteristics

Medium Density Residential (MDR)	Primary: single family residential uses	3 to 6 units per acre	Existing single family neighborhoods with a mix of suburban and rural street standards.

The property is currently zoned R-1 Residential, which permits single family dwellings upon lots of 10,000 square feet with 100 feet of frontage. One of the lots is described by metes and bounds, while the northern lot is located upon Lot 2 of the Last Stand Subdivision Plat B.

The property contains approximately 283 feet of frontage along Industrial Parkway (aka 600 West), an approximate depth of 127 to 130 feet east to west, and approximately 1.02 acres between the two lots. The proposed development would equate to a density of 6 dwelling units per acre.

Development Summary

- Area: 1.02 acres
- Current Developed Density: 3 DU/acre
- Proposed Density: 6 DU/acre
- Current Zone: R-1 Residential
  - 10,000 sf min
  - 100' frontage min
  - 3.5 DU/acre max
- General Plan: Medium Density Res (MDR)
  - Single Family Dwellings
  - 3 to 6 DU/acre

After review by the Planning Commission, the City Council provides the final review of the MDA. After the MDA process is complete, the remaining process includes:

1. Small Subdivision process;
2. Vacate Lot 2 of the Last Stand Subdivision Plat B; and
3. Building Permit.

Utah State Code Section 10-9a-532 requires the City to disclose which property rights the proposed development agreement will restrict. Here is a summary of the development agreement's permissions and restrictions.

1. **New Property Rights**
   1. Permits a density of 6 units per acre instead of 3 units per acre (minimum lot size changed to 7,300 sf instead of 10,000 sf).
   2. Permits a rear yard setback of 20 feet instead of 30 feet.
   3. Permits a street frontage requirement of 50 feet instead of 100 feet.
2. **New Restrictions**
   1. Architectural design requirements do not apply in the R-1 Zone to dwellings. With the MDA, there will be design requirements that limit the choice of wall and roof color, 2 story height limit instead of 40 feet, requirement to plant a tree, requirement to change dormer type on front wall from house to house, change of wall covering type and roof

type from house to house, mirrored floor plans from house to house, window size and shape change from house to house and front design elements required.

FISCAL IMPACT

The proposed zone change will not impact the City's budget.

CONCLUSION

The proposed development replaces two modular homes with 5 new homes in an area walkable to schools and recreational facilities and is consistent with the vision found in the general plan for the area. The zone change should consider public comment to ensure compatibility with the surrounding neighborhood, including the following conditions:

1. Development will require the burial of overhead power lines as required by Heber City Code;
2. Building height should not exceed 2 stories;
3. Each home should include a tree planted in the front yard; and
4. Each home shall not be identical to an adjacent home, including the following types of elevation differences:
    a. Wall covering color and roofing colors;
    b. Front dormer types (i.e. shed versus typical);
    c. Roof type (hip roof versus traditional roof slope or roof pitch);
    d. Front wall covering (i.e. vertical versus horizontal siding, and/or use of brick or stone);
    e. Mirrored floor plan;
    f. Window size and shape on front elevation; and
    g. Front design elements (i.e. roof vent feature on dormer, eyebrows (or lack thereof) on dormers and different trim size or color around doors, corners and windows).

ALTERNATIVES

Staff Recommended Option - Approval

I move to **approve** the item as presented, with the findings and conditions as presented in the conclusion above.

Alterntive 2 - Continuance

I move to **continue** the item to another meeting on , with direction to the applicant and/or Staff on information and / or changes needed to render a decision, as follows:

Alternative 3 - DENIAL

I move to **deny** the item with the following findings.

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member: Tony Kohler, Community Development Director

EXHIBITS

1. Architectural Letter
2. COTTAGES ON INDUSTRIAL-C-1 - SITE PLAN
3. Last Stand Subdivision Plat B
4. Cottages Applicable Codes
5. PP for PC-09-12-23-witt cottages-alk

August 8, 2023

Heber City
Planning Commission & City Council

Architectural Intent
Russ Witt intends to construct five homes, of the same floor plan, on the proposed lots. The homes will be differentiated from one another through various architectural features such that no two adjacent homes will be identical. The differentiation can be accomplished by adjustments to roof pitches, gables, dormers, and/or floor plan mirroring.

Thank you for considering this application. We look forward to working with Heber City on this development.

Cal Johnson
Legend Engineering
cal@legendengineering.com
(435) 654-4828

LEGEND

LOT LINES (EXISTING)	
LOT LINES (PROPOSED)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
SETBACK LINE	
EXISTING FENCE	
LANDSCAPE AREA	
CONCRETE AREA	

SITE DATA

TOTAL AREA:	36,886 SF (0.85 ACRES)
EXISTING LOTS:	2
EXISTING DENSITY:	2.35 UNITS/ACRE
PROPOSED LOTS:	5
PROPOSED DENSITY:	5.88 UNITS/ACRE

ZONE DATA

SETBACKS:
- FRONT YARD: 30'
- SIDE YARD: 10'
- REAR YARD: 20'

GENERAL NOTES:
1. CONTRACTOR SHALL CALL 811 PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.
3. ALL PROPOSED WATER LINES SHALL HAVE A MINIMUM OF 5' OF COVER.
4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES SHALL BE REPLACED IN KIND.
6. SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
7. ALL WORK SHALL BE ACCORDING TO CITY STANDARDS.

811

N

0 20 40 60
1" = 20'
Scale in Feet

ZONE MAP AMENDMENT

NO.	REVISIONS	BY	DATE

ENGINEER: CJ CHECKED BY: LR

LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-654-4828
www.legendengineering.com

LEGEND ENGINEERING

COTTAGES ON INDUSTRIAL
SITE CONCEPT
988 S INDUSTRIAL PARKWAY, HEBER CITY, UTAH 84032

SHEET: C-1

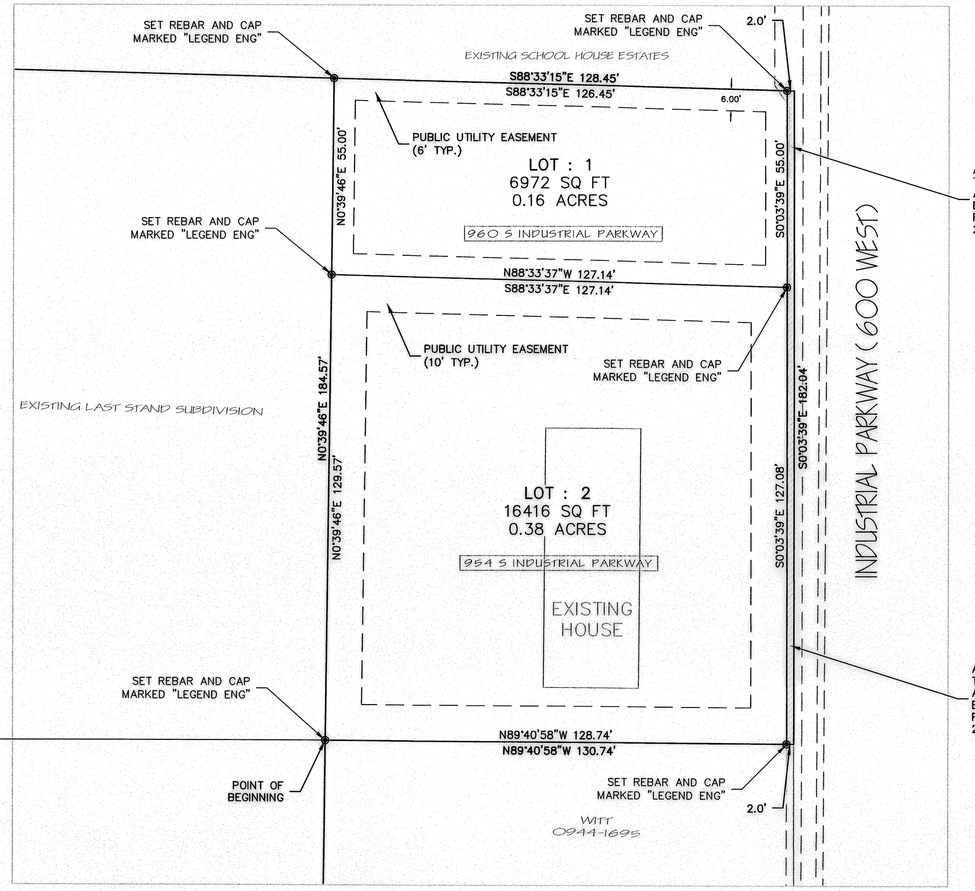
DATE: 8/8/2023

LAST STAND SUBDIVISION - PLAT B

LOCATED IN THE SE 1/4 OF SECTION 6, TOWNSHIP 4S, RANGE 5E
SALT LAKE BASE AND MERIDIAN
HEBER CITY, UTAH

FOUND WASATCH COUNTY MONUMENT: WEST 1/4 CORNER SEC 6, T4S, R5E SLB&M

BASIS OF BEARING BETWEEN MONUMENTS:
N0°12'40"W 2663.57'
(RECORD N0°12'40"W 2663.70')

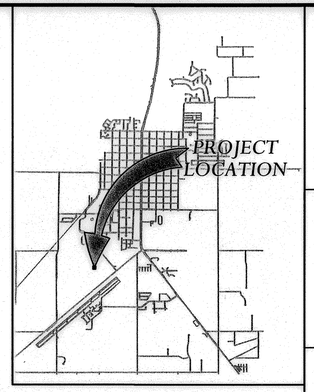


ALL PROPERTY AS DESCRIBED IN BK:0940, PG:2351 THAT IS EAST OF THE EASTERN LOT 1 BOUNDARY, AS SHOWN HATCHED HERE ON THIS PLAT, IS TO BE DEDICATED TO HEBER CITY. ANY OTHER PROPERTY EAST OF THE EAST BOUNDARY OF LOT 2 IS ALSO TO BE DEDICATED TO HEBER CITY.

ALL PROPERTY AS DESCRIBED IN BK:0940, PG:2351 THAT IS EAST OF THE EASTERN LOT 2 BOUNDARY, AS SHOWN HATCHED HERE ON THIS PLAT, IS TO BE DEDICATED TO HEBER CITY. ANY OTHER PROPERTY EAST OF THE EAST BOUNDARY OF LOT 2 IS ALSO TO BE DEDICATED TO HEBER CITY.

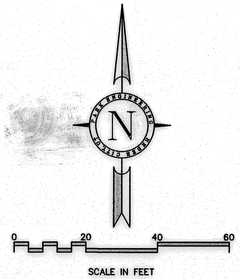
N0°12'40"W 849.67

FOUND WASATCH COUNTY MONUMENT: SOUTH WEST CORNER SEC 6, T4S, R5E SLB&M



VICINITY MAP

PROFESSIONAL LAND SURVEYOR 10-24-07 No. 6387184 TRAVIS JEAN DALEY STATE OF UTAH



LEGEND

- ◉ SET REBAR AND CAP MARKED "LEGEND ENG" AT PROPERTY CORNERS
- ○ FOUND REBAR AND CAP
- — — PUBLIC UTILITY EASEMENT

SURVEYOR'S CERTIFICATE

I, Travis J. Daley, do hereby certify that I am a Professional Land Surveyor and that I hold certificate No. 6387184 in accordance with Title 58, Chanpter 22, Professional Engineers and Land Surveyors Licensing Act. I further certify that, by the authority of the owner, I have completed a survey of the tract of land shown on this plat in accordance with Section 17-23-17. That I have verified all measurments and have placed monuments as represented on this plat.

Travis J Daley, PLS — Date: 10-24-07

BOUNDARY DESCRIPTION

Commencing at a found Section Corner, monumenting the South West Corner of Section 6 Township 4 South, Range 5 East; thence North 0°12'40" West 849.67 feet along the Monument Line; thence North 90°00'00" East 2681.51 feet to the point of beginning; thence North 0°39'46" East 184.57 feet; thence South 88°33'15" East 126.45 feet; thence South 0°03'39" East 182.08 feet; thence North 89°40'58" West 128.74 feet more or less to the point of beginning.

Contains an area of 0.55 acres more or less.

OWNER'S DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the Surveyor's Certificate on this plat, have caused the land described on this plat to be divided into lots, open spaces, easements and other public uses as designated on this plat, and now do hereby dedicate under the provisions of 10-9-807 Utah Code, without condition, restriction, or reservation, to Heber city, Utah, all streets, water, sewer, and other utility improvements required by the development agreement between the undersigned and Heber City for the benefit of the City and the inhabitants thereof.

April M. Daley — Date: 10-25-07
Name

ACKNOWLEDGMENT

State of Utah
County of Wasatch } s.s.

On the 25 day of october, 2007 personally appeared before me, the undersigned notary public, the signer of the above Owner's Dedication, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

PAULA MORRIS NOTARY PUBLIC • STATE of UTAH P. O. BOX 471 • DANIEL, UT 84032 HEBER CITY, UT 84032 COMM. EXPIRES 5-27-2009

Paula Morris — Date: 10/25/2007
Notary Public

My commision expires 5-27-09

Name — Date: 10-25-2007

ACKNOWLEDGMENT

State of Utah
County of Wasatch } s.s.

On the 25 day of october, 2007 personally appeared before me, the undersigned notary public, the signer of the above Owner's Dedication, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

PAULA MORRIS NOTARY PUBLIC • STATE of UTAH P. O. BOX 471 • DANIEL, UT 84032 HEBER CITY, UT 84032 COMM. EXPIRES 5-27-2009

Paula Morris — Date: 10-25-2007
Notary Public

My commision expires 5-27-09

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Heber City, Wasatch County, Utah, approves this subdivision subject to the conditions and restrictions stated hereon, and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public

this 25 day of october, 2007

Mayor

Paulette Thurber
City Clerk

HEBER CITY CORPORATE Seal WASATCH COUNTY, UTAH

PLANNING COMMISION APPROVAL

Approved this 25 day of Oct., 2007

Chairman, Planning Commision

CITY ENGINEER APPROVAL

REGISTERED PROFESSIONAL ENGINEER 10-25-07 No. 169268 Bart L. Mumford CIVIL STATE OF UTAH

Bart L Mumford
CITY ENGINEER — DATE

WASATCH COUNTY SURVEYOR APPROVAL

10-24-07
COUNTY SURVEYOR — DATE

WASATCH COUNTY RECORDER

ENTRY # 327785 DATE 10-26-07 TIME 2:12 PM
FEE 32.00 BK 952 PG ____ FOR WITT EXCAVATION
BY M GILES WASATCH COUNTY RECORDER ELIZABETH M PALMER
PG. 1972-1981

COUNTY RECORDER — DATE

LAST STAND SUBDIVISION - PLAT B

Located in the SE 1/4 of Section 6 Township 4S Range 5E
Salt Lake Base and Meridian
Heber City, Utah

Russ Witt
1245 W 1200 S
Heber City, Utah 84032

DRAWN MCK — DATE
CHECKED — DATE
DESIGNED — DATE — PROJECT ENGINEER
APPROVED — DATE — SJP PROJECT MANAGER

PARK ENGINEERING, LLC
52 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-654-1456
TOLL FREE FAX: 1-800-375-2156

Applicable Codes

18.52 Residential Zones

18.52.010 Purpose And Objectives
18.52.020 Application Requirements
18.52.030 Permitted And Conditional Uses
18.52.040 Area, Width, Height, And Setback Requirements
18.52.050 Additional Regulations For Flag Lots
18.52.060 Affordable Housing
18.52.070 Related Provisions

18.52.010 Purpose And Objectives

A. The objective in establishing the R-l residential zone is to encourage the creation and maintenance of residential areas within the city which are characterized by large lots on which single-family dwellings are situated, surrounded by well-kept lawns, trees and other plantings. A minimum of vehicular and pedestrian traffic and quiet residential conditions.

B. The objective in establishing the R-2 residential zone is to provide a residential environment within the city which is characterized by smaller lots and somewhat denser residential environment than is characteristic of the R-l residential zone. Nevertheless, this zone is characterized by spacious yards and other residential amenities adequate to maintain desirable residential conditions.

C. The objective in establishing the R-3 residential zone is to provide appropriate locations within the city for high density residential development. In general, this zone is located in the central part of the city, adjacent to commercial areas where the impact of vehicular travel and parking is consonant with adjacent use of land, and where multiple dwellings can best be supplied with necessary public facilities. This zone is characterized by more compact development and somewhat higher volumes of traffic than is characteristic of the R-l and R-2 zones.

18.52.020 Application Requirements

All permitted and conditional uses are required to submit a site plan as part of an application that is available online and at the City offices.

18.52.030 Permitted And Conditional Uses

In order to accomplish the objectives and purposes of this chapter, the following regulations shall apply to the residential zones: A. Table of Land Use Regulations.

P = PERMITTED USE (P) A site plan application is required with staff processing. Site plan applications are approved, when and if they meet the ordinance standards. **C** = PLANNING

COMMISSION CONDITIONAL USE REVIEW (C). A site plan application with Planning Commission review is required. Blank means prohibited

B. If a use is not specifically designated below, then it is prohibited.

C. All uses listed in the use table and that require a building permit shall also require a site plan application.

LAND USE	R-1	R-2	R-3	LIMITATIONS
Agriculture	P	P	P	
The keeping of grazing animals	P	P	P	As regulated by Section 18.68.135
Single family detached dwellings and on-site resident accessory structures	P	P	P	Structures include: garages and carports, greenhouses, swimming pools, pergolas/arbors, and fences, walls and hedges as regulated by Section 18.68.120. Rentals for less than 30 days are prohibited.
Customary household pets	P	P	P	As regulated by Section 6.18.140 for dogs, but shall not include the breeding of dogs and cats for sale.
Home Occupations	P	P	P	As regulated by Section 18.68.609
Accessory Dwelling Units	P	P	P	As regulated by Section 18.68.611
Bed & Breakfasts Inns	P	P	P	As regulated by Section 18.108.034
Group Homes protected under Federal Fair Housing Act	P	P	P	
Temporary buildings and yards for the storage of construction materials and equipment incidental that are accessory to construction of uses otherwise permitted in the zone.	P	P	P	A permit shall be valid for not more than one year and shall not be renewable for more than two successive periods of time at the same location
In-Home Daycare/Pre-School, nursery	P	P	P	As regulated by Section 18.86
Public schools, private school, public libraries, public parks, playgrounds, recreation buildings and religious institutions	P	P	P	Private school as regulated by Section 18.68.230. Temporary revival tents or buildings not allowed
Signs	P	P	P	As regulated by Section 18.104

LAND USE	R-1	R-2	R-3	LIMITATIONS
Flag lots		P	P	See section 18.52.050
Boardinghouses and rooming houses			C	As regulated by Section 18.108.034
Clinics and hospitals			C	As regulated by Section 18.08.025

18.52.040 Area, Width, Height, And Setback Requirements

Height to be measured as per Supplementary Regulations Chapter, 18.68

LOT STANDARDS TABLE

ZONE	MIN. LOT AREA	WIDTH & DEPTH	SETBACKS	ACCESSORY BUILDING	HEIGHT
R-1	10,000 square feet*	100’	**Front:** 30’ from ROW, except that alfresco porches may encroach 10’ into the setback **Side:** 10’/30’ side setback for a corner lot **Rear:** 30’ **From other main buildings**: 12’	As regulated by Section 18.68.060	40’ max. main bldg. Min 12’
R-2	8,000 square feet*	80’	**Front:** 30’ from ROW, except that alfresco porches may encroach 10’ into the setback **Side:** 14’ total with no side less than 6’/20’ side setback for a corner lot **Rear:** 25’/ 20’ for corner lots **From other main buildings**: 12’	As regulated by Section 18.68.060	40’ max. main bldg. Min 12’
R-3	6,500 square feet*	100’	**Front:** 30’ from ROW, except that alfresco porches	As regulated by Section 18.68.060	40’ max. main bldg. Min 12’

ZONE	MIN. LOT AREA	WIDTH & DEPTH	SETBACKS	ACCESSORY BUILDING	HEIGHT
			may encroach 10' into the setback **Side:** 10' total with no side less than 4'/ 20' for a corner lot **Rear:** 20'/ 20' for corner lots **From other main buildings:** 12'		
***Additional Provision.** Corner lots in single family zones shall be 10% larger than the minimum lot size required by the zone.					

18.52.050 Additional Regulations For Flag Lots

Flag lots are allowed with the following minimum requirements:

A. The area of the flag portion of the lot shall be at least 25% greater than the minimum size of the lot in the zone.

B. The stem shall be no less than 20' wide and no longer than 150' deep. The stem shall include a minimum of 4' for drainage and snow storage on one side as well as an expanded area near the street with a minimum dimension of 4' by 6' for a mailbox and weekly garbage service.

C. The rear yard of the existing, pre-subdivision lot shall be extended by ten feet, but shall meet all minimums of the zone.

D. Setbacks for the new building (s) shall be increased by ten feet for all front, side, and rear yards

E. Building height shall be limited to 35'.

18.52.060 Affordable Housing

Chapter 18.102 states that all residential developments with over 10 units shall provide 10% of their proposed development as affordable housing. Given the bonus density incentives allowed for in that chapter, the minimum lot width, lot area, and open space required within a development may be reduced in an existing R-1, R-2, R-3 zone by a proportionate amount to accommodate bonus density units with a voluntary written agreement by the applicant. In addition, the housing types allowed may be modified to accommodate other affordable housing choices, through a development agreement.

18.52.070 Related Provisions

• Administration • Definitions • Conditional Use Permits • Off Street Parking and Loading • Sign Regulations • Lighting • Enforcement • Subdivisions • Affordable Housing

10-9a-532. Development agreements.

(1) Subject to Subsection (2), a municipality may enter into a development agreement containing any term that the municipality considers necessary or appropriate to accomplish the purposes of this chapter.

(2)

(a) A development agreement may not:

(i) limit a municipality's authority in the future to:

(A) enact a land use regulation; or

(B) take any action allowed under Section 10-8-84;

(ii) require a municipality to change the zoning designation of an area of land within the municipality in the future; or

(iii) allow a use or development of land that applicable land use regulations governing the area subject to the development agreement would otherwise prohibit, unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land use regulation under Section 10-9a-502, including a review and recommendation from the planning commission and a public hearing.

(b) A development agreement that requires the implementation of an existing land use regulation as an administrative act does not require a legislative body's approval under Section 10-9a-502.

(c)

(i) If a development agreement restricts an applicant's rights under clearly established state law, the municipality shall disclose in writing to the applicant the rights of the applicant the development agreement restricts.

(ii) A municipality's failure to disclose in accordance with Subsection (2)(c)(i) voids any provision in the development agreement pertaining to the undisclosed rights.

(d) A municipality may not require a development agreement as a condition for developing land if the municipality's land use regulations establish all applicable standards for development on the land.

(e) To the extent that a development agreement does not specifically address a matter or concern related to land use or development, the matter or concern is governed by:

(i) this chapter; and

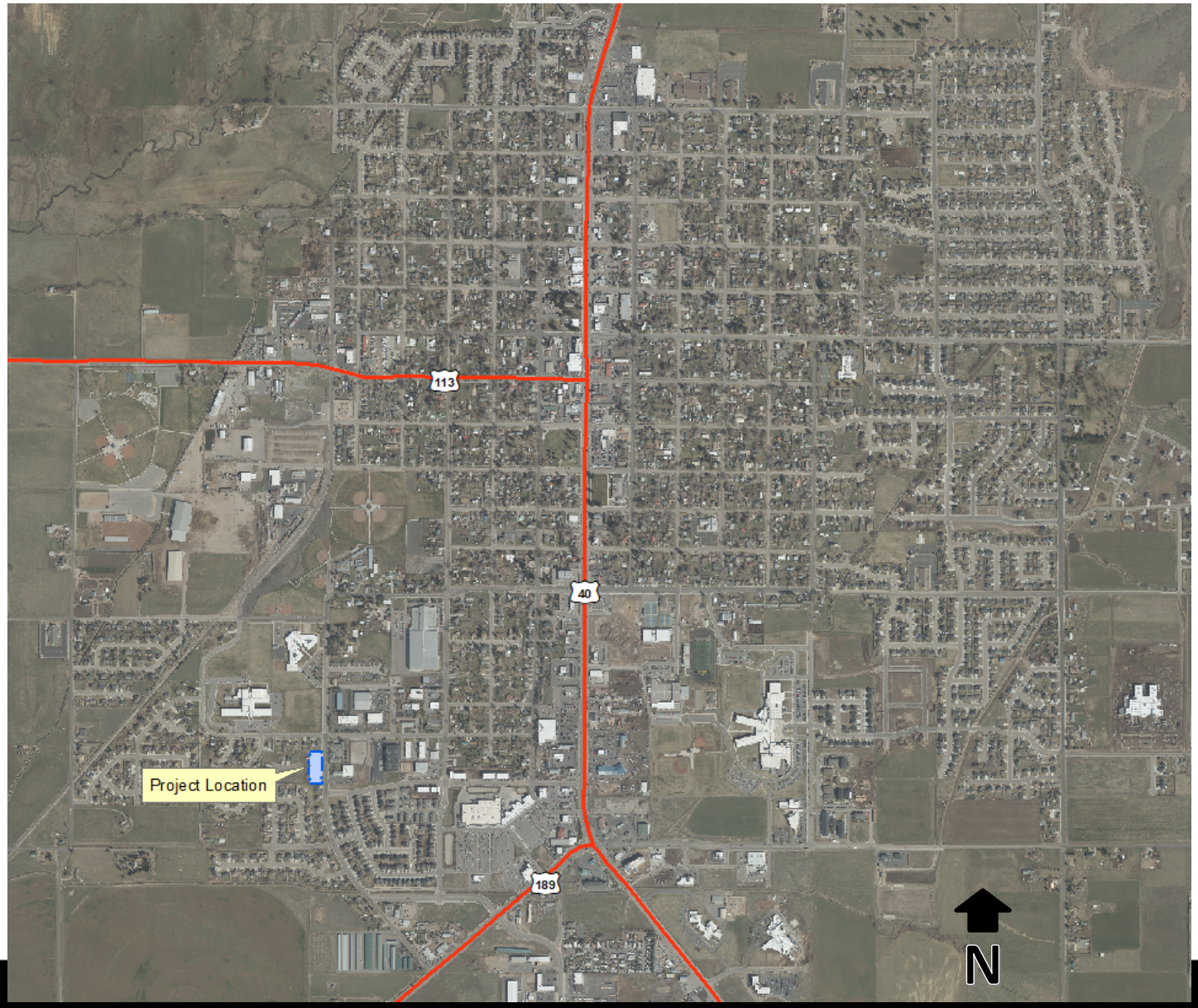
(ii) any applicable land use regulations.

Industrial Road Cottages MDA

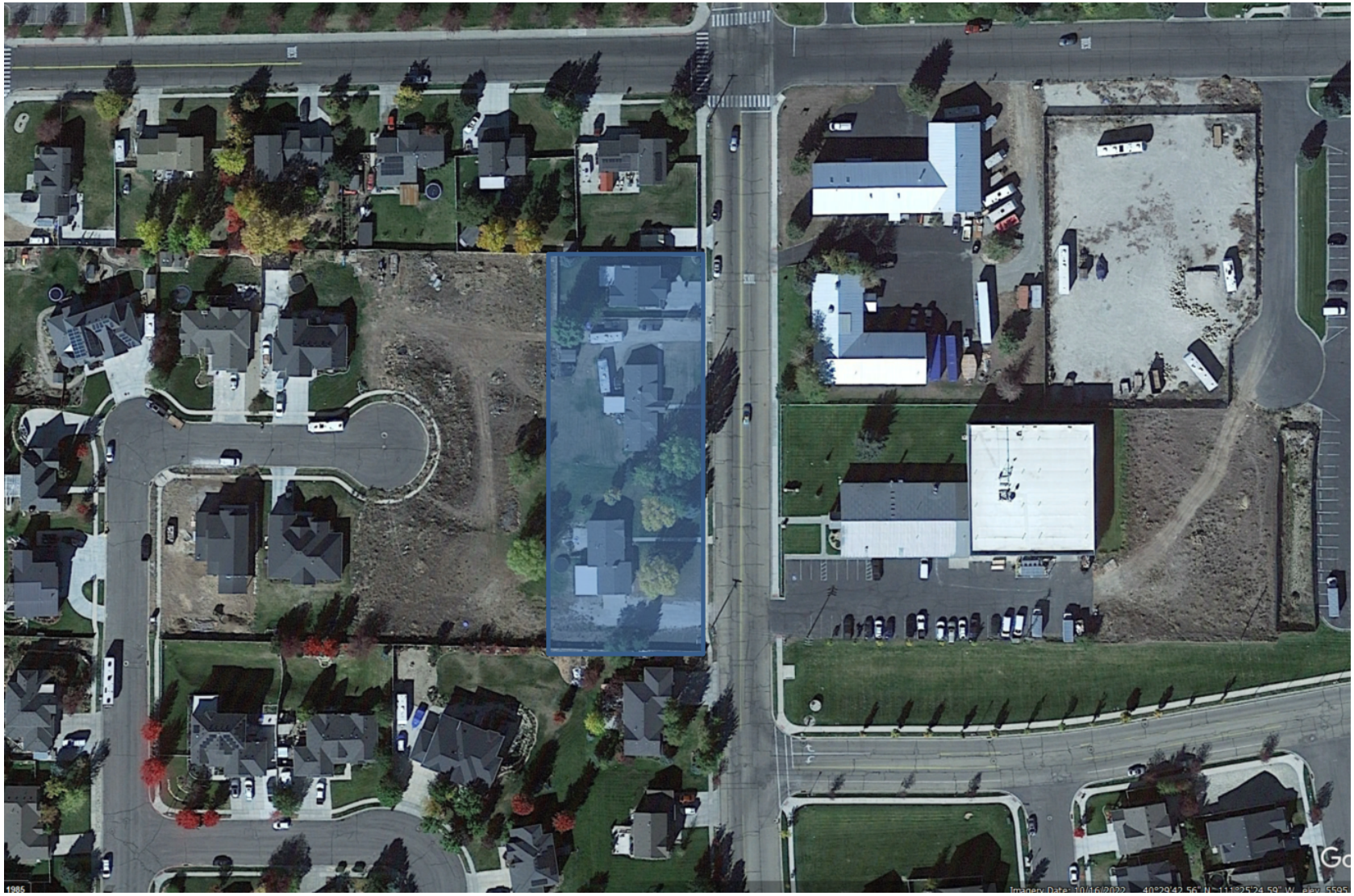
September 12, 2023

Petitioner: Russ Witt

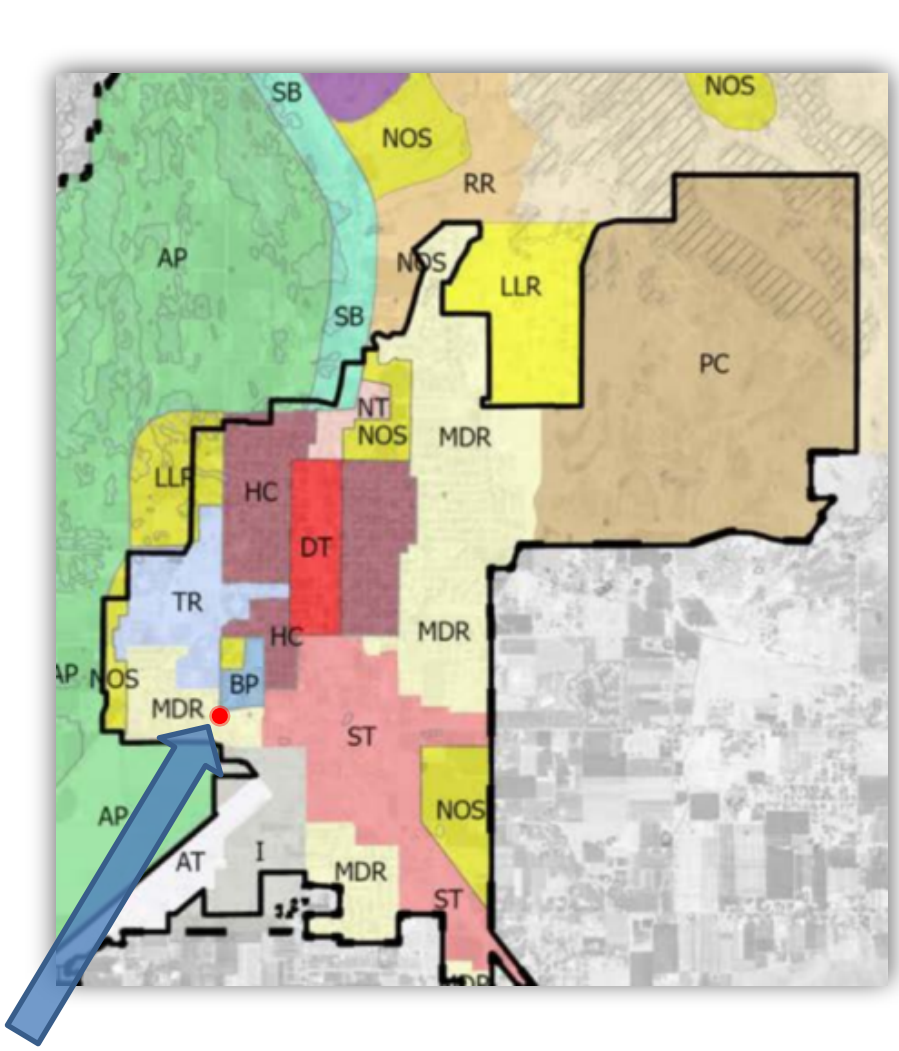
Vicinity Map

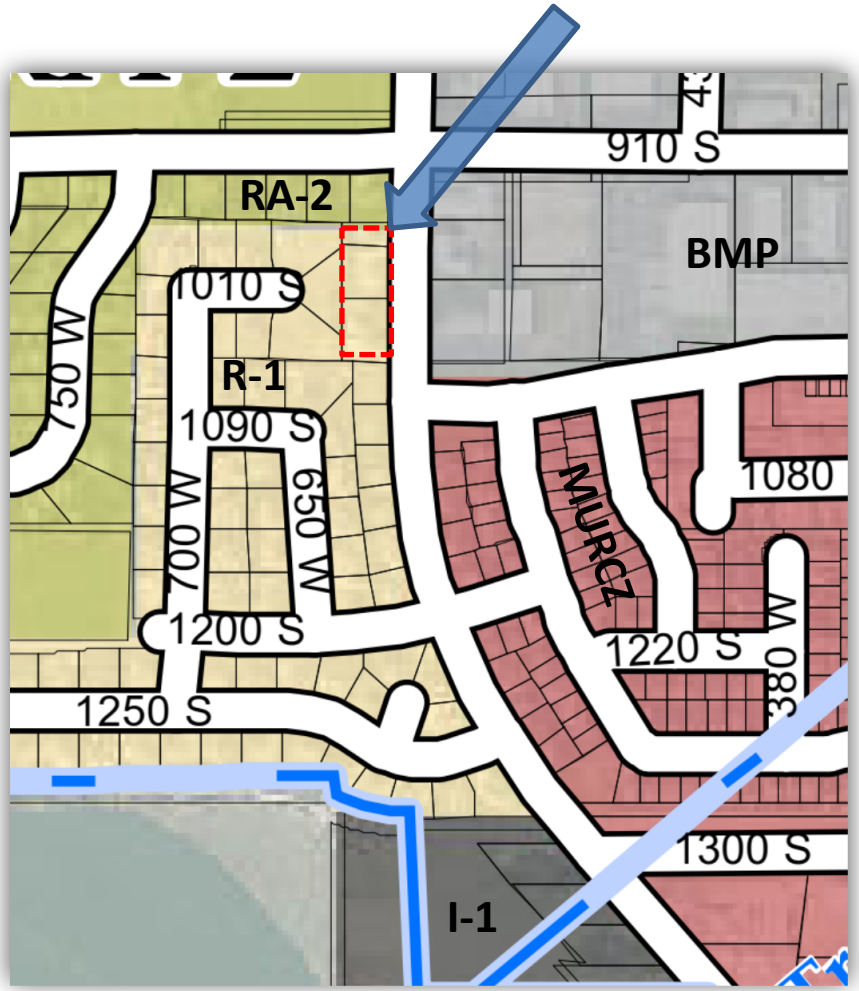


Aerial Photo



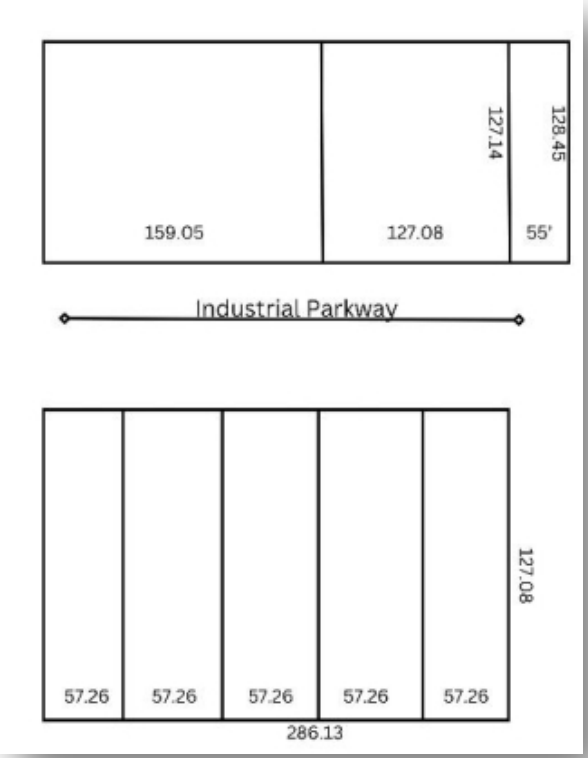
General Plan & Zoning Map





Existing Dwellings

Concept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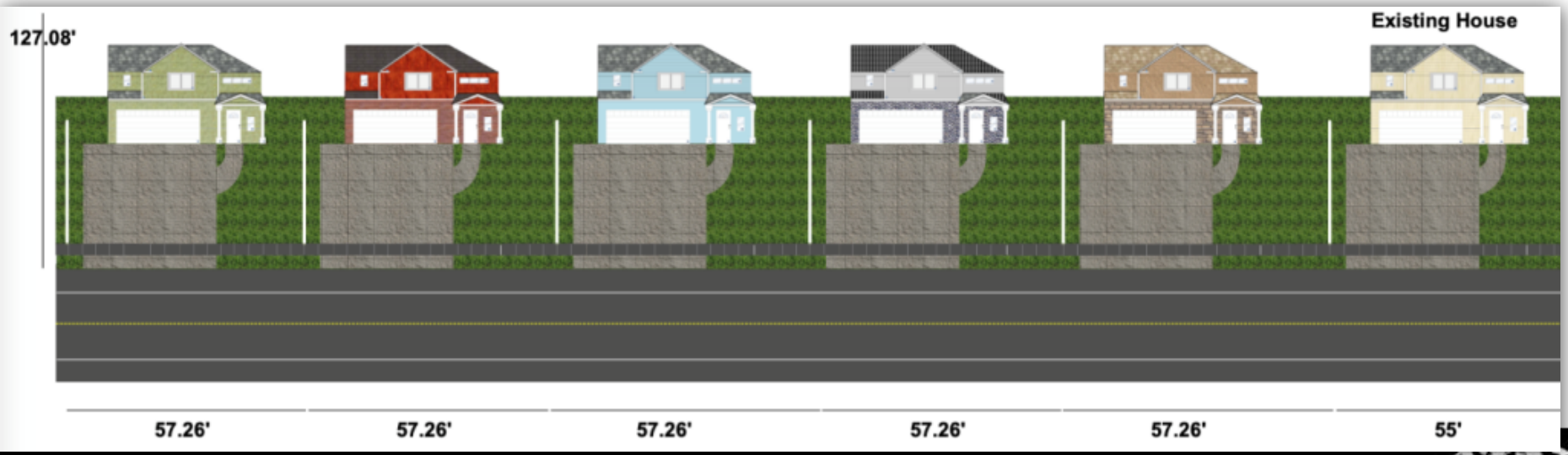
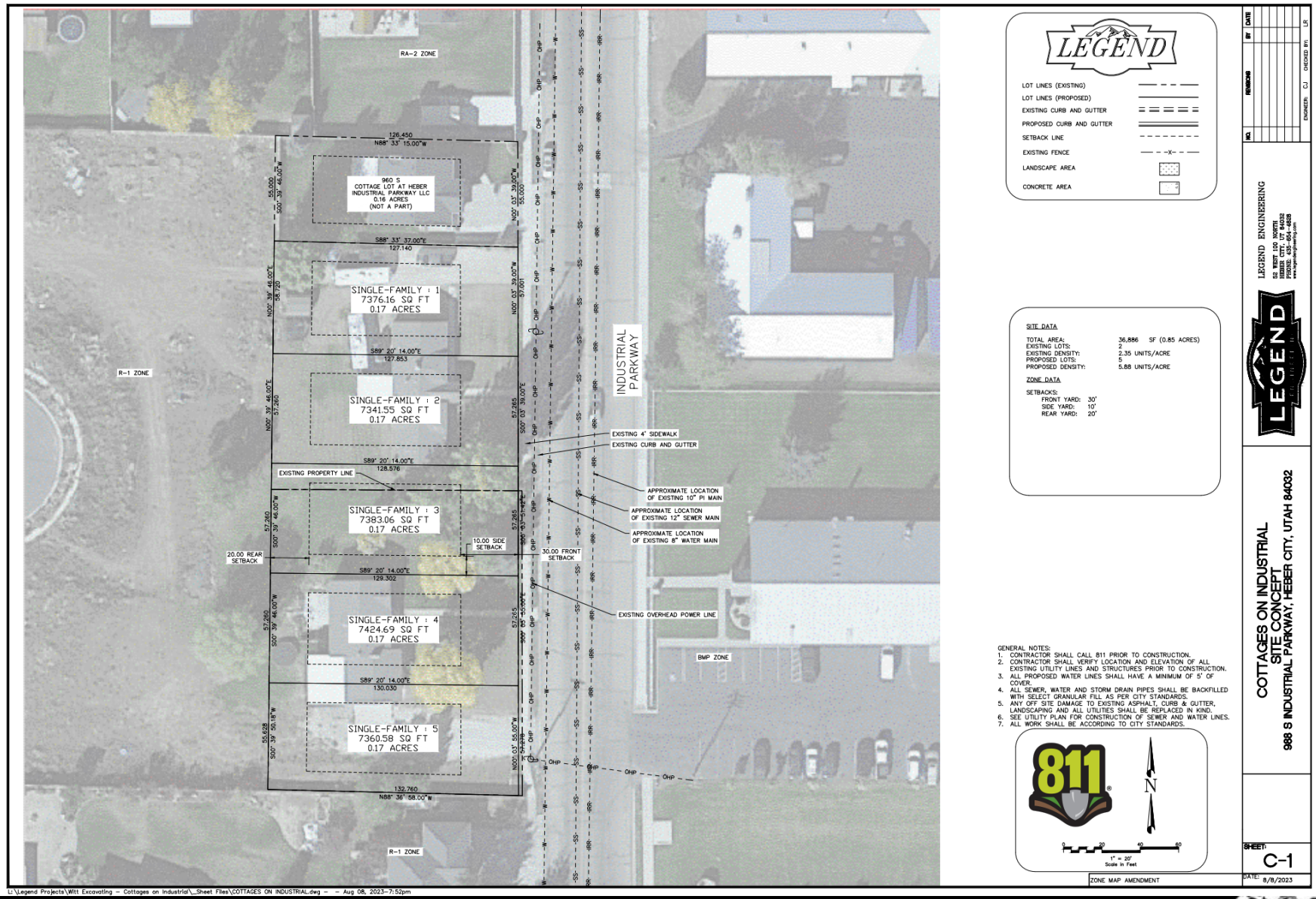
127.14
128.45
55'
Industrial Parkway
57.26
57.26
57.26
57.26
57.26
127.08
286.13


127.08'
Existing House
57.26'
57.26'
57.26'
57.26'
57.26'
55'

Draft Subdivision Concept



Proposed Development Details

- Area: 1.02 acres
- Current Density: 3 DU/acre
- Proposed Density: 6 DU/acre
- **<u>Current Zone: R-1 Residential</u>**
  - 10,000 sf min
  - 100’ frontage min
  - 3.5 DU/acre max
- **<u>General Plan: Medium Density Res (MDR</u>)**
  - Single Family Dwellings
  - 3 to 6 DU/acre

Conclusion

- Promotes redevelopment of homes in an area walkable to schools and recreational facilities and is consistent with the vision found in the general plan for the area.

Recommended Conditions

1. Burial of overhead power lines
2. 2 story building height;
3. Plant a tree planted in each front yard; and
4. Each home shall not be identical to an adjacent home:
    a. Wall covering color and roofing colors;
    b. Front dormer types (i.e. shed versus typical);
    c. Roof type (hip roof versus traditional roof slope or roof pitch);
    d. Front wall covering (i.e. vertical versus horizontal siding, and/or use of brick or stone);
    e. Mirrored floor plan;
    f. Window size and shape on front elevation; and
    g. Front design elements (i.e. roof vent feature on dormer, eyebrows (or lack thereof) on dormers and different trim size or color around doors, corners and windows).

Recommendation

- Staff recommends the Planning Commission hold the public hearing and consider public input in formulating a recommendation of approval to the City Council for the proposed zone change and Master Development Agreement (MDA).

Policy Questions

- Should the City rezone the property to permit the proposed cottages?
- If so, what conditions should accompany the development agreement?

Planning Commission Staff Report

MEETING DATE:	9/12/2023
SUBJECT:	Public Hearing for Wittco Rezone and Master Development Agreement (MDA) at 801 South 100 West. (Planner Kohler)
RESPONSIBLE:	Tony Kohler
DEPARTMENT:	Planning
STRATEGIC RELEVANCE:	Community Development

SUMMARY

Ben Witt, owner of two existing duplexes at approximately 801 South 100 West, has approached the City about rezoning the property to permit a new mixed-use building to replace the two existing duplexes.

The policy questions include the following:

1. What comments does the public have regarding the proposed zone change?
2. Should the City rezone the property to permit the proposed development?
3. If so, what conditions should accompany the zone change?

RECOMMENDATION

Staff recommends the Planning Commission hold the public hearing and consider public input in formulating a positive recommendation to the City Council for the proposed zone change from R-2 Residential to C-2 Commercial with a Master Development Agreement (MDA).

BACKGROUND

The property contains two duplexes (4 dwelling units). The duplexes are tired and could use an update or replacement. The owner is considering the potential for the property to contain a 3-story building with apartments, potentially with some commercial uses on the main floor. The property is located within the R-2 Residential Zone, which does not permit such a building, and would require a zone change to accommodate the proposed use.

DISCUSSION

The General Plan identifies this area as the South Town (ST) Center District, with primary uses include commercial and secondary uses including medium to high density residential ranging from 14 to 20 units per acre up to 3 stories in height. The City currently implements the ST District with the C-2 Commercial Zone.

General Plan Land Use Table

District	Uses	Density	Key Characteristics
South Town Center (ST)	Primary: regional commercial/office uses, health services, light manufacturing and tech businesses Secondary: medium to high density residential	14 to 20 units per acre Up to 3 story heights	A mix of businesses catering to the regional larger scale needs of Wasatch County. Includes big box retail opportunities.

The property is currently zoned R-2 Residential, which permits single family dwellings upon lots of 8,000 square feet with 80 feet of frontage. The existing duplexes are considered legal non-conforming, as the zoning ordinance does not permit duplexes in the R-2 Residential Zone.
The two duplexes are located upon Lot 5 and 6 of the Hawbrook Lane Subdivision Plat A, and contains 190 feet of frontage along 100 West, an approximate depth of 150 to 154 feet east to west, and contains approximately 0.67 acres between the two lots. The petitioner estimates 13 to 20 dwelling units for the proposed development, equating to 19 to 30 dwelling units per acre, within a 3 story building.

Development Summary

- Area: 0.67 acres
- Current Density: 6 DU/acre
- Proposed Density: 19 to 30/acre
- **Current Zone: R-2 Residential**
  - 8,000 sf min
  - 80' frontage min
  - 4.2 DU/acre max
- **General Plan: ST District**
  - Commercial, Residential
  - 14 to 20 DU/acre

After the zone change/MDA process is complete, the City Council makes for the final decision. After that, the remaining process includes:

1. Detailed Commercial Site Plan Approval;
2. Dedication of right of way;
3. Building demolition;
4. Combination of Lot 5 & 6 of Hawbrook Lane Subdivision Plat A; and
5. Building Permit.

Utah State Code Section 10-9a-532 requires the City to disclose which property rights the proposed development agreement will restrict. Here is a summary of the development agreement's permissions and restrictions.

1. **New Property Rights**
   a. Current density is limited to 6 dwelling units per acre, while new permitted density would be 18 to 30 dwelling units per acre.

b. Current permitted uses include single family dwellings, while new permitted uses would include commercial, retail and multi-family dwellings.
c. Street frontage changes from 80 feet width to no lot width requirement.
d. Building Height changes from 40 feet to 3 stories.

2. **New Restrictions**
   a. Request by City for donation of future street right of way.
   b. Building height limited to 3 stories instead of 5 as permitted in the C-2 Zone.
   c. Prohibition of driveway onto future street.
   d. Location of driveway must be located to north end of site on 100 West.

Some observations about the conceptual site plan, which don't need addressed until commercial site plan approval:

1. The C-2 Design Criteria requires landscaping between the parking lot and property lines.
2. Sidewalk needs to be installed along 100 West frontage.
3. Applicant will need to work with the City Engineer to determine location and suitability of angled parking along 100 West, determined at site plan review.
4. Actual number of required parking stalls will be determined by the square footage of commercial space and the number of dwelling units.
5. The future building needs to be setback at least 15 from 100 West and 15 feet from 850 South.
6. Petitioner should review the C-2 Zone Design Criteria to understand the requirements for architecture and building design.

FISCAL IMPACT

The proposed zone change will not impact the City's budget.

CONCLUSION

The proposed development gives the opportunity for the City to acquire right of way for a needed future street connection to Main Street, promotes redevelopment of tired buildings, promotes redevelopment in area walkable to shopping facilities and is consistent with the uses and vision of the General Plan. The zone change should consider public comment to ensure compatibility with the surrounding neighborhood, including the following conditions:

1. Right of way dedication should line up with northern right of way line of 850 South. Right of way should be dedicated at the time of permit for the new development.
2. Driveway accessing 100 West should be placed as far north on the property as possible as shown on the site plan to avoid conflict with the intersection.
3. The site should not access the future road due to proximity to the intersection.
4. Building should not exceed 3 stories.

ALTERNATIVES

Staff Recommended Option – Approve

I move to **recommend approval** of the item as presented, with the findings and conditions as presented in the conclusion above.

Alternative 2 – Approve as Amended

I move to **recommend approval** of the item as presented, with the findings and conditions as presented in the conclusion above, with the following changes:

_____

_____

Alternative 3 – Continue

I move to **continue** the item to another meeting on , with direction to the applicant and/or Staff on information and / or changes needed to render a decision, as follows:

_____

_____

Alternative 4 – Deny

I move to **recommend denial** of the item with the following findings.

_____

_____

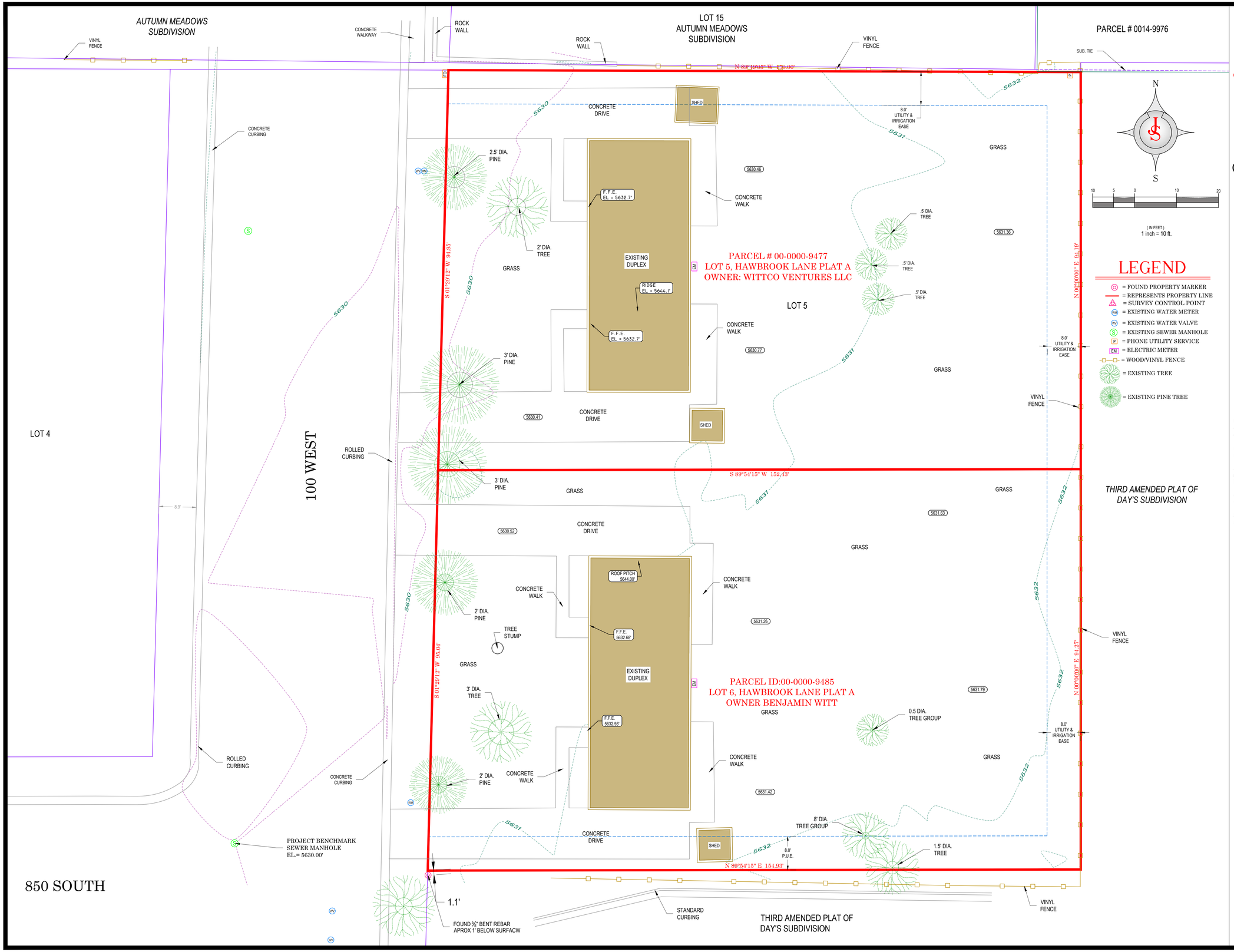
POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member: Tony Kohler, Community Development Director

EXHIBITS

1. 1 Wittco Existing Improvements
2. 2 Wittco Aerial Photo Concept
3. 3 Wittco Preliminary Layout
4. 4 Wittco Applicable Codes
5. 5 C2-C4 Design Criteria
6. 6 PC-09-12-23-wittco-alk
7. Hawbrook Plat



DRAWING TITLE

TOPOGRAPHIC SITE SURVEY

CLIENT CONTACT

BENJAMIN WITT

LOT 5&6, HAWBROOK LANE PLAT "A" LOCATED WITHIN, WSATCH COUNTY, UTAH. A PART OF THE S.E. 1/4 SEC. 6, T. 4 S., R. 5. E. S.L.B.&M.

PROPERTY DESCRIPTION

Lot 5, Hawbrook Lane Plat A on file within the official records of Wasatch County, Utah.
Containing 0.33 +/- Acres

Lot 6, Hawbrook Lane Plat A on file within the official records of Wasatch County, Utah.
Containing 0.34 +/- Acres

SURVEYOR'S NARRATIVE

This Survey was performed at the request of Benjamin Witt For the purpose to locate contours and elevations of the ground in relationship to the intended positioning of this lot. Also for the possible purpose of lot sales, future building and landscaping.

Shown are One foot Contours Highlighted at Five foot Intervals as labeled. Found section corners, centerline of road location and monumentation have been tied, utilized and shown on this survey. The elevation base is determined by the field G.P.S. Projection Based on Utah North NAD 1983 Projection then rounded off to the nearest 10 foot mark for a more efficient Bench Mark base. The project bench mark is 5630.00' = Found sewer man hole located near the intersection of 100 West and 850 South near the frontage of this lot as shown.

NOTE:

1. Surveyor has made no investigation or independent search for easements of record encumbrances restrictive covenants ownership title evidence, or any other facts, conflicts, or discrepancies which may be disclosed by the details of a currant title insurance policy.

2. See city and county planning, and zoning maps for information regarding setback, side yard, and rear yard instances as well as other building, use restrictions, and requirements.

3. Utility pipes, wires etc. may not be shown on this map, contractors builders and excavators shall verify the location of all existing utilities prior to construction, and/or excavation. Contact blue stakes and refer to utility maps for additional information.

4. Subdivision plat notes, pertaining to this lot and other restrictions obligations, convents etc., that may effect the design and use of this lot, see subdivision.

5. This is not a boundary survey, no corners have been set, this plat is intended for design review and approval purposes.

SURVEYOR'S CERTIFICATE

I, R. Shane Johanson, do hereby certify that I am a Professional Land Surveyor, holding certificate No. 7075114 as prescribed under the laws of the State of Utah. I further certify that by the owners' authority, I have made a survey of the tract of land shown on this plat and described hereon. The same has been correctly surveyed and referenced with ground measurements and other data as shown on this plat. This survey retraces lot/deed lines and may have corrected said lot/deed lines to coincide with found evidence and other interpolations and conclusions, based on said ground measurements, data surveys and other information and records. Furthermore, other unwritten rights of ownership or lines of occupation may have implied rights or may exist, and in conducting this survey and preparing this plat it is expressly understood that I do not warrant or certify any of those rights unless evidence and records of agreements or acts among the appropriate parties are provided to me sufficient to establish the existence and position of those lines.

REVISIONS:

REV #

DESCRIPTION	DATE

JOHANSON PROFESSIONAL LAND SURVEYORS
SURVEY• DESIGN• SEPTIC• PLANNING
SURVEYING
P.O. BOX 18941
SALT LAKE CITY, UTAH 84118
Shane Johanson P.L.S. 801-815-2541

COPYRIGHT

This drawing is and at all times remains the exclusive property of Johanson Surveying shall not be used with out complete authorization and written support.

STAMP

STATE OF UTAH
No. 7075114
R. SHANE JOHANSON
PROFESSIONAL LAND SURVEYOR

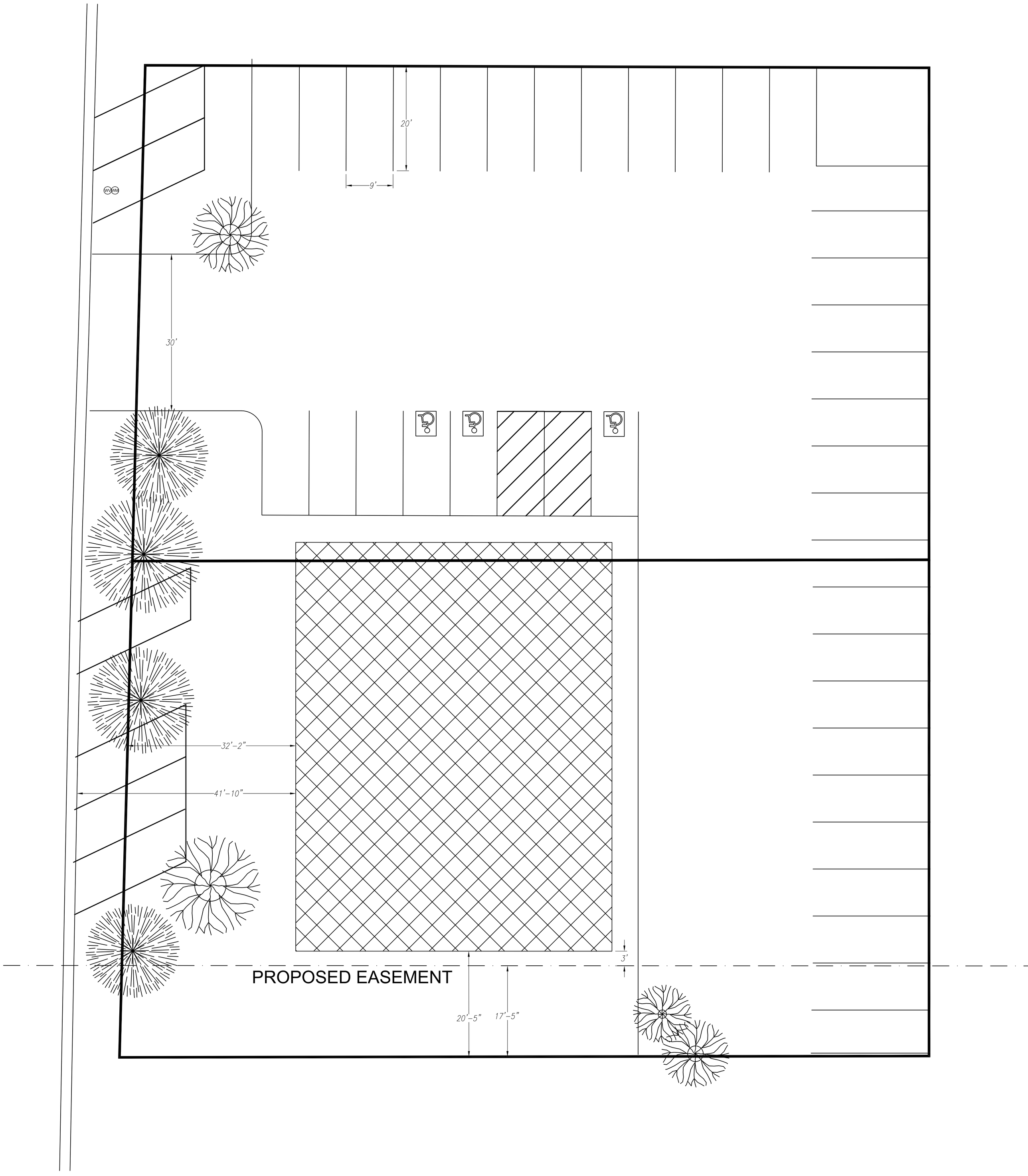
PROJECT NO. S-23-078

DATE: 7-27-2013

DRAWN BY: NATHAN BSEISO O.S.P. III

OVERSEEN BY: SHANE R. JOHANSON P.L.S.

SHEET NUMBER SHEET-1


20'
9'
30'
32'-2"
41'-10"
3'
PROPOSED EASEMENT
20'-5"
17'-5"

Applicable Codes

18.28 C-2 Commercial Zone

18.28.010 Purpose And Objectives
18.28.020 Application Requirements
18.28.030 Permitted And Conditional Uses
18.28.040 Development Standards
18.28.050 Additional Regulations
18.28.060 Gross Floor Area Of Buildings Limitations For Retail Business
18.28.070 Gasoline Pump Island Locations And Lighting
18.28.080 Related Provisions

18.28.010 Purpose And Objectives

A. The C-2 commercial zone has been established to facilitate the development of attractive entrances to the city. To reduce the conflict between commercial and residential uses along principal highways and streets adjacent to the central commercial districts and to facilitate the orderly expansion of commercial uses out from the central commercial district. Incorporating some of the historical architectural styles evident on Main Street is suggested for development in the C-2 zone.

B. The C-3 central commercial zone has been established as a district in which the primary use of the land is for business purposes. The area covered by this zone is the historical core area encompassing Main Street and adjacent blocks, which acts as the dominant shopping and financial center for the city and surrounding territory. For this reason, the zone has been located in the central part of the city where the street pattern makes the business buildings readily accessible to all parts of the city and surrounding region and where business and shopping activities can be carried on with maximum convenience. The C-3 zone is characterized by wide, clean, well-lighted streets, and ample pedestrian ways for the convenience and safety of the public.

C. The C-4 general commercial zone has been established as a district in which the primary use of the land is for business, recreation, and hospitality purposes.

18.28.020 Application Requirements

All permitted and conditional uses are required to submit a site plan as part of an application that is available online and at the City offices.

18.28.030 Permitted And Conditional Uses

The following chart describes the uses that are appropriate in each commercial zone: A. Symbol definitions: P = PERMITTED USE (P) A site plan application is required with staff processing. Site plan applications are approved, when and if they meet the ordinance standards. C = PLANNING COMMISSION CONDITIONAL USE REVIEW (C). A site plan application with Planning Commission review is required. Blank means prohibited.

B. If a use is not specifically designated below, then it is prohibited.

C. All uses listed in the use table and that require a building permit shall also require a site plan application.

Commercial Zones Permitted Use Table

LAND USE	C-2	C-3	C-4	Limitations
Caretaker dwelling	P		P	
Kennels, if located more than 400' from a residential zone	C			
Home Occupations	P	P	P	
In-Home Daycare/Pre-School	P	P	P	
Mixed uses within a building	C	C	C	*50% of the street-facing ground floor required to be commercial, service, or office uses*
Bed and Breakfast Inns	P	P	P	As regulated by Section 18.108.034
Religious institutions, schools (public and private) and other public buildings	P	P	P	
Commercial Day Care Center and/or Pre-School	C	C	C	
Group Homes	P	P	P	
Fraternity/non-profit buildings, clubs, lodges	P	P	P	
Funeral establishments, mortuaries and wedding chapels;	P	P	P	
New and Used car lots	C			No car lots permitted north of 600 South

LAND USE	C-2	C-3	C-4	Limitations
Gymnasium/physical fitness /Spa establishments (may include massage)	P	P	P	
Pawn shops, tattoo, massage, smoke and vape shops, cash stores				Prohibited in all commercial zones
Recreation vehicle courts	C		C	As regulated by Section 18.96
Utility buildings, transmission lines, and structures, Electric substations	C	C	C	
Small Cell Installations	C	C	C	
Telecommunication towers	C		C	See Telecommunication ordinance 18.110. Towers shall incorporate stealth design
Public Utilities, Shops and Storage Yards, and Public Buildings	P	P	P	
Public Water Reservoir/ Public Storage Tank	P	P	P	
Gas/convenience store with or w/o car wash	C		C	
Car wash	C			
Retail Shops/Services	P	P	P	
Big Box Retail (60,000 square feet and larger)	C			
Financial Institutions	P	P	P	Excludes check cashing and loan stores
Sit Down Restaurants	P	P	P	
Restaurants with drive-thru facilities	P		P	No drive-thru windows facing the street
Professional offices, Business Medical/Dental/Optical Office/Clinics and Laboratories	P	P	P	
Private Instructional Studio - Artist, Photography, Dance, Music, Drama, Health, Exercise	P	P	P	May include retail sales
Commercial Complex	C		C	
Hotels	C		C	See section 18.28.040 for additional standards
Commercial parking lots and/or parking structures as a singular use	C	C	C	
Craftsman Industrial style Light Manufacturing	C	C	C	*Within an enclosed building and including a retail component*
Manufacturing and processing	C			*Within an enclosed building*
Indoor and outdoor welding and sheet metal shops	C		C	Only allowed south of 1200 South in the C-2 zone. Only

LAND USE	C-2	C-3	C-4	Limitations
				artistic welding in the C-4 zone (no sheet metal shops).
Warehouses, trucking and associated storage buildings	C			*Truck parking and outside storage not allowed within 60 feet of any public street*
Hospitals	C	C	C	
Enclosed Temperature Controlled Storage Units	C			Shall include commercial uses unrelated to the storage function on the street facing facade
Wholesale establishments with stock on premises and a retail/office component/ store but not a storage warehouse	C			

Commercial Zones Permitted Use Table

LAND USE	C-2	C-3	C-4	Limitations
Caretaker dwelling	P		P	
Kennels, if located more than 400' from a residential zone	C			
Home Occupations	P	P	P	
In-Home Daycare/Pre-School	P	P	P	
Mixed uses within a building	C	C	C	*50% of the street-facing ground floor required to be commercial, service, or office uses*
Bed and Breakfast Inns	P	P	P	As regulated by Section 18.108.034
Religious institutions, schools (public and private) and other public buildings	P	P	P	
Commercial Day Care Center and/or Pre-School	C	C	C	
Group Homes	P	P	P	
Fraternity/non-profit buildings, clubs, lodges	P	P	P	
Funeral establishments, mortuaries and wedding chapels;	P	P	P	
New and Used car lots	C			No car lots permitted north of 600 South
Gymnasium/physical fitness /Spa establishments (may include massage)	P	P	P	

LAND USE	C-2	C-3	C-4	Limitations
Pawn shops, tattoo, massage, smoke and vape shops, cash stores				Prohibited in all commercial zones
Recreation vehicle courts	C		C	As regulated by Section 18.96
Utility buildings, transmission lines, and structures, Electric substations	C	C	C	
Small Cell Installations	C	C	C	
Telecommunication towers	C		C	See Telecommunication ordinance 18.110. Towers shall incorporate stealth design
Public Utilities, Shops and Storage Yards, and Public Buildings	P	P	P	
Public Water Reservoir/ Public Storage Tank	P	P	P	
Gas/convenience store with or w/o car wash	C		C	
Retail Shops/Services	P	P	P	
Big Box Retail (60,000 square feet and larger)	C			
Financial Institutions	P	P	P	Excludes check cashing and loan stores
Sit Down Restaurants	P	P	P	
Restaurants with drive-thru facilities	P		P	No drive-thru windows facing the street
Professional offices, Business Medical/Dental/Optical Office/Clinics and Laboratories	P	P	P	
Private Instructional Studio - Artist, Photography, Dance, Music, Drama, Health, Exercise	P	P	P	May include retail sales
Commercial Complex	C		C	
Hotels	C		C	See section 18.28.040 for additional standards
Commercial parking lots and/or parking structures as a singular use	C	C	C	
Craftsman Industrial style Light Manufacturing	C	C	C	*Within an enclosed building and including a retail component*
Manufacturing and processing	C			*Within an enclosed building*
Indoor and outdoor welding and sheet metal shops	C		C	Only allowed south of 1200 South in the C-2 zone. Only artistic welding in the C-4 zone (no sheet metal shops).

LAND USE	C-2	C-3	C-4	Limitations
Warehouses, trucking and associated storage buildings	C			*Truck parking and outside storage not allowed within 60 feet of any public street*
Hospitals	C	C	C	
Enclosed Temperature Controlled Storage Units	C			Shall include commercial uses unrelated to the storage function on the street facing facade
Wholesale establishments with stock on premises and a retail/office component/ store but not a storage warehouse	C			

18.28.040 Development Standards

A. In the Commercial Zones, there shall be no area, width and location requirements except that all buildings and structures shall conform to the requirements of the adopted Heber City C-2 and C-4, and C-3 Design Standards and Guidelines.

B. Height shall be a maximum of three stories, not to exceed 46 feet for the C-3 zone. In the C-2 and C-4 zones, height may be increased to 4 stories, not to exceed 55 feet if all of the following standards are met:

1. The application includes at least 10% percent affordable housing, available to persons at 60% of the current County Average Median Income (AMI) or below that threshold. 2. If it is a mixed-use building. 3. If the building design includes a step back of a least ten feet between the second and third stories.

C. Any use on a parcel larger than 1 acre in a C-3 or C-4 zone or any use with a building footprint larger than 30,000 square feet, shall become a conditional use.

D. Any use on a parcel larger than 5 acres and any use with a building footprint larger than 60,000 square feet in the C-2 zone shall become a conditional use.

18.28.050 Additional Regulations

The following provisions apply within the Commercial Zones: A. For buildings within the C-2 and C-4 zone, a strip of land at least fifteen feet in width adjacent to all public streets shall be landscaped as set forth in Chapter 18.76 of this title except for permitted driveways, except as required by the Heber City C-2 and C-4 Zone Design Standards and Guidelines. Buildings in a C-3 zone shall be located within a 15' "build to" zone which allows for outdoor gathering and dining to occur for certain uses but also allows the building to locate adjacent to the public ROW.

B. No dust, odors, smoke, vibration or intermittent light, glare or noise shall be emitted which is discernible beyond the premises except for normal traffic movement.

C. Storage of all merchandise, material and products shall be carried on within a building or within an area enclosed with a sight-obscuring fence or wall except for licensed vehicles in running order.

D. All off-street parking shall be hard-surfaced as regulated by Chapter 18.72.

E. All buildings located adjacent to major streets shall have at least one entrance way facing onto said street.
F. Sale material may be displayed on business premises during normal working hours.
G. See 18.76.050 for building setbacks adjacent to residential use

18.28.060 Gross Floor Area Of Buildings Limitations For Retail Business
A. **C-2 Zone.** No floor area limitation. B. **C-3 Zone.** Retail establishments shall not exceed 60,000 square feet of gross first floor area, considered the building footprint, within the C-3 Zone. As per section 18.28.040 (4), all buildings in the C-3 zone that exceed a 30,000 square foot footprint, be a conditional use C. **C-4 Zone**. No floor area limitation.

18.28.070 Gasoline Pump Island Locations And Lighting
Gasoline pump islands shall be set back from any right-of-way line to accommodate the landscape setback and proper circulation/stacking for the pumps. Each pump shall provide stacking for a minimum of two standard sized vehicles defined as 20' for each. A circulation aisle beyond the stacking area is required that allows for a circular traffic movement. Pump islands shall be so located that automobiles stopped for service will not extend over the property line. In no case shall pumps be set closer than twelve feet from any street lines, nor closer than ten feet from any side or rear property line. Lots from which gasoline is dispensed to customers at retail shall be not less than seventy-five by one hundred feet in size. Canopies over pump islands may extend to the closest edge of any required landscaping. Any above ground fuel tanks such as propane tanks shall be located with a minimum setback from the ROW as per the IBC or 30' whichever is greater. See the Lighting Chapter 18.78, for lighting standards.

18.28.080 Related Provisions
• Chapter 18.12 Administration • Chapter 18.08 Definitions • Chapter 18.68 Supplementary Regulations • Chapter 18.108 Conditional Use Permits • Chapter 18.72 Off Street Parking and Loading • Chapter 18.103 Sign Regulations • Chapter 18.78 Lighting • Chapter 18.174 Enforcement • Chapter 17 Subdivisions • Heber City C-2 and C-4 Zone Design Standards and Guidelines (Also See Exhibit A in Ordinance 2023-06 below) • Heber City C-3 Zone Design Standards and Guidelines (Also See Exhibit A in Ordinance 2023-06 below)

18.52 Residential Zones

18.52.010 Purpose And Objectives
18.52.020 Application Requirements
18.52.030 Permitted And Conditional Uses
18.52.040 Area, Width, Height, And Setback Requirements
18.52.050 Additional Regulations For Flag Lots
18.52.060 Affordable Housing
18.52.070 Related Provisions

18.52.010 Purpose And Objectives

A. The objective in establishing the R-l residential zone is to encourage the creation and maintenance of residential areas within the city which are characterized by large lots on which

single-family dwellings are situated, surrounded by well-kept lawns, trees and other plantings. A minimum of vehicular and pedestrian traffic and quiet residential conditions.

B. The objective in establishing the R-2 residential zone is to provide a residential environment within the city which is characterized by smaller lots and somewhat denser residential environment than is characteristic of the R-l residential zone. Nevertheless, this zone is characterized by spacious yards and other residential amenities adequate to maintain desirable residential conditions.

C. The objective in establishing the R-3 residential zone is to provide appropriate locations within the city for high density residential development. In general, this zone is located in the central part of the city, adjacent to commercial areas where the impact of vehicular travel and parking is consonant with adjacent use of land, and where multiple dwellings can best be supplied with necessary public facilities. This zone is characterized by more compact development and somewhat higher volumes of traffic than is characteristic of the R-l and R-2 zones.

18.52.020 Application Requirements

All permitted and conditional uses are required to submit a site plan as part of an application that is available online and at the City offices.

18.52.030 Permitted And Conditional Uses

In order to accomplish the objectives and purposes of this chapter, the following regulations shall apply to the residential zones: A. Table of Land Use Regulations.

P = PERMITTED USE (P) A site plan application is required with staff processing. Site plan applications are approved, when and if they meet the ordinance standards. **C** = PLANNING COMMISSION CONDITIONAL USE REVIEW (C). A site plan application with Planning Commission review is required. Blank means prohibited

B. If a use is not specifically designated below, then it is prohibited.

C. All uses listed in the use table and that require a building permit shall also require a site plan application.

LAND USE	R-1	R-2	R-3	LIMITATIONS
Agriculture	P	P	P	
The keeping of grazing animals	P	P	P	As regulated by Section 18.68.135
Single family detached dwellings and on-site resident accessory structures	P	P	P	Structures include: garages and carports, greenhouses, swimming pools, pergolas/arbors, and fences, walls and hedges as regulated by Section

LAND USE	R-1	R-2	R-3	LIMITATIONS
				18.68.120. Rentals for less than 30 days are prohibited.
Customary household pets	P	P	P	As regulated by Section 6.18.140 for dogs, but shall not include the breeding of dogs and cats for sale.
Home Occupations	P	P	P	As regulated by Section 18.68.609
Accessory Dwelling Units	P	P	P	As regulated by Section 18.68.611
Bed & Breakfasts Inns	P	P	P	As regulated by Section 18.108.034
Group Homes protected under Federal Fair Housing Act	P	P	P	
Temporary buildings and yards for the storage of construction materials and equipment incidental that are accessory to construction of uses otherwise permitted in the zone.	P	P	P	A permit shall be valid for not more than one year and shall not be renewable for more than two successive periods of time at the same location
In-Home Daycare/Pre-School, nursery	P	P	P	As regulated by Section 18.86
Public schools, private school, public libraries, public parks, playgrounds, recreation buildings and religious institutions	P	P	P	Private school as regulated by Section 18.68.230. Temporary revival tents or buildings not allowed
Signs	P	P	P	As regulated by Section 18.104
Flag lots		P	P	See section 18.52.050
Boardinghouses and rooming houses			C	As regulated by Section 18.108.034
Clinics and hospitals			C	As regulated by Section 18.08.025

18.52.040 Area, Width, Height, And Setback Requirements

Height to be measured as per Supplementary Regulations Chapter, 18.68

LOT STANDARDS TABLE

ZONE	MIN. LOT AREA	WIDTH & DEPTH	SETBACKS	ACCESSORY BUILDING	HEIGHT
R-1	10,000 square feet*	100’	**Front:** 30’ from ROW, except that alfresco porches may encroach 10’ into the setback **Side:** 10’/30’ side setback for a corner lot **Rear:** 30’ **From other main buildings**: 12’	As regulated by Section 18.68.060	40’ max. main bldg. Min 12’
R-2	8,000 square feet*	80’	**Front:** 30’ from ROW, except that alfresco porches may encroach 10’ into the setback **Side:** 14’ total with no side less than 6’/20’ side setback for a corner lot **Rear:** 25’/ 20’ for corner lots **From other main buildings**: 12’	As regulated by Section 18.68.060	40’ max. main bldg. Min 12’
R-3	6,500 square feet*	100’	**Front:** 30’ from ROW, except that alfresco porches may encroach 10’ into the setback **Side:** 10’ total with no side less than 4’/ 20’ for a corner lot **Rear:** 20’/ 20’ for corner lots **From other main buildings:** 12’	As regulated by Section 18.68.060	40’ max. main bldg. Min 12’
***Additional Provision.** Corner lots in single family zones shall be 10% larger than the minimum lot size required by the zone.					

<u>18.52.050 Additional Regulations For Flag Lots</u>

Flag lots are allowed with the following minimum requirements:

A. The area of the flag portion of the lot shall be at least 25% greater than the minimum size of the lot in the zone.

B. The stem shall be no less than 20’ wide and no longer than 150’ deep. The stem shall include a minimum of 4’ for drainage and snow storage on one side as well as an expanded area near the street with a minimum dimension of 4’ by 6’ for a mailbox and weekly garbage service.

C. The rear yard of the existing, pre-subdivision lot shall be extended by ten feet, but shall meet all minimums of the zone.

D. Setbacks for the new building (s) shall be increased by ten feet for all front, side, and rear yards

E. Building height shall be limited to 35'.

18.52.060 Affordable Housing

Chapter 18.102 states that all residential developments with over 10 units shall provide 10% of their proposed development as affordable housing. Given the bonus density incentives allowed for in that chapter, the minimum lot width, lot area, and open space required within a development may be reduced in an existing R-1, R-2, R-3 zone by a proportionate amount to accommodate bonus density units with a voluntary written agreement by the applicant. In addition, the housing types allowed may be modified to accommodate other affordable housing choices, through a development agreement.

18.52.070 Related Provisions

• Administration • Definitions • Conditional Use Permits • Off Street Parking and Loading • Sign Regulations • Lighting • Enforcement • Subdivisions • Affordable Housing

10-9a-532. Development agreements.

(1) Subject to Subsection (2), a municipality may enter into a development agreement containing any term that the municipality considers necessary or appropriate to accomplish the purposes of this chapter.

(2)

(a) A development agreement may not:

(i) limit a municipality's authority in the future to:

(A) enact a land use regulation; or

(B) take any action allowed under Section 10-8-84;

(ii) require a municipality to change the zoning designation of an area of land within the municipality in the future; or

(iii) allow a use or development of land that applicable land use regulations governing the area subject to the development agreement would otherwise prohibit, unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land

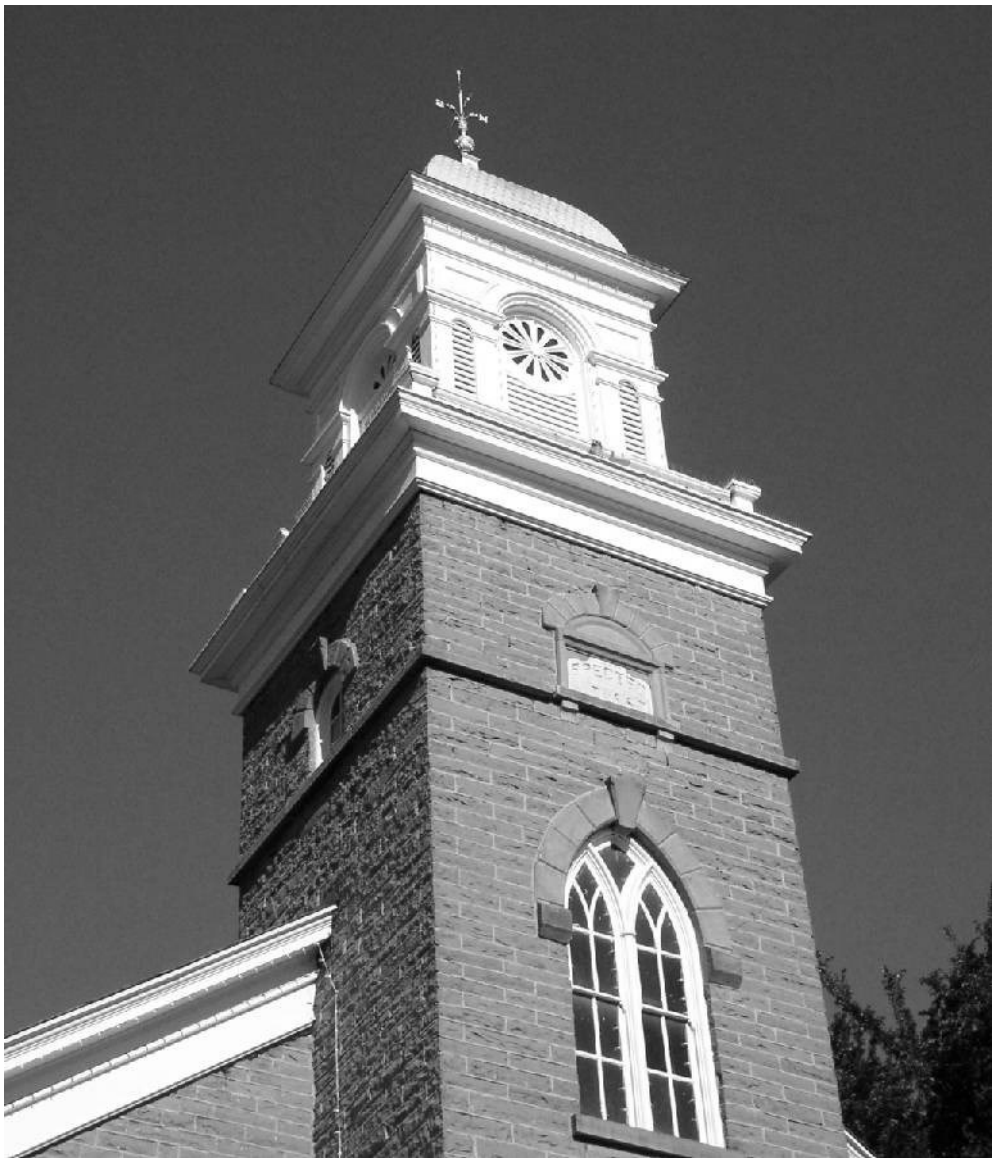
use regulation under Section 10-9a-502, including a review and recommendation from the planning commission and a public hearing.
(b) A development agreement that requires the implementation of an existing land use regulation as an administrative act does not require a legislative body's approval under Section 10-9a-502.
(c)
(i) If a development agreement restricts an applicant's rights under clearly established state law, the municipality shall disclose in writing to the applicant the rights of the applicant the development agreement restricts.
(ii) A municipality's failure to disclose in accordance with Subsection (2)(c)(i) voids any provision in the development agreement pertaining to the undisclosed rights.
(d) A municipality may not require a development agreement as a condition for developing land if the municipality's land use regulations establish all applicable standards for development on the land.
(e) To the extent that a development agreement does not specifically address a matter or concern related to land use or development, the matter or concern is governed by:
(i) this chapter; and
(ii) any applicable land use regulations.

Heber City

Commercial Districts: C-2 and C-4 Zones

Design Standards & Guidelines

ADOPTED: November 2 006
AMENDED: Ord. 2014-14, 2015-07, 2015-23, 2016-11. 2017-9, 2017-28, 2017-39, 2018-46, 2021-11, 2022-03, 2022-26



All pictures and diagrams by Lythgoe Design Group, Inc., Heber City, Utah.

Definitions:

The following definitions shall apply to this document.

The term SHALL as contained in this document is defined as a standard that will be adhered to without interpretation or subjective dialog.

The term SHOULD as contained in this document is defined as a guideline that allows a certain degree of latitude upon approval by the Heber City Planning Commission.

The term "Main Street" shall mean that portion of Highway 40 lying between 500 North and 1200 South.

Project Definitions:

PROJECT type "A" – Project A shall be defined as any project within the Heber City C-2 or C-4 Commercial Zones, located north of 1200 South and Hwy 189.

PROJECT type "B" – Project B shall be defined as any project within the Heber City C-2 or C- 4 Commercial zone, located south of 1200 South and Hwy 189..

Note: These guidelines shall be directed to the Project A type development described herein. The project B type development shall conform to the project A type standards when a type B standard is not listed.

Chapter 1: SITE DESIGN

SECTION 101 – SITE HISTORY:

Each property owner should research and understand the historical values of the property being developed to draw upon past ideas, concepts, and methods in establishing a link between past and new development.

SECTION 102 – BUILDING ORIENTATION:

All primary facades and design elements for buildings along Main Street should orient to Main Street with secondary and subordinate features associated with side streets and alleyways. Placement of building(s) on a site should be compatible with existing buildings in order to maintain the building setback as outlined within Section104. Primary building entrances for buildings along Main Street should be oriented towards Main Street with a secondary entrance off of the parking area. Joint angular entrances that service both the parking and Main Street pedestrian traffic are acceptable. *(See illustration C2-a & C2-b SITE LAYOUT)*

SECTION 103 – BUILDING SETBACK:

Project Type A: Buildings shall be set back a minimum of twenty feet (20') and a maximum of forty feet (40') from any public right of way. Sites that utilize a wall sign or blade projecting sign on the wall as the primary sign may have a 10 foot minimum setback from the public right of way upon approval from the Planning Department. *(See illustration detail C2B-1 & C2B-2)*

Project Type B: Buildings shall be set back a minimum of twenty feet (20') and a maximum of one hundred feet (100') from the public right of way, with the following exceptions:

1. Buildings on Hwy 40, south of 1200 South, shall be setback a minimum of 30' with no maximum setback.

General:

1. Buildings without any street frontage shall be exempt from the minimum and maximum setbacks when:
    a. The parcel doesn't have any street frontage, but does have access, or;
    b. The building is on the same parcel as buildings that are located adjacent to the street and meet the minimum and maximum setbacks.
2. Commercial Subdivisions with private streets are exempt from the maximum setback as measured from private streets, but shall meet the required minimum setback from public streets.
3. Where a setback conflicts with Section 18.68.172 or a Highway Access Management Agreement, the larger setback shall apply.

SECTION 104 – SENSITIVITY TO NATURAL FEATURES:

It is essential that all buildings in the Heber City C-2 and C-4 Commercial Zones appear harmonious with their mountain environment and that they allow the natural landscape to dominate the distant views of the community. Important natural features should be preserved and used as organizing elements in the site placement of buildings. Sensitivity to these natural features as well as view corridors shall be considered during site placement and concept approval. Specific examples include site and building design with sensitivity to view corridors such as the preservation of views of Mount Timpanogos and the Wasatch Mountains, historic markers or buildings, open space etc. Also other places of interest as viewed from the street, and adjoining properties, and preservation of large existing

trees or other unique cultural or natural features on the property.

SECTION 105 – RESIDENTIAL COMPATIBILITY:

Commercial development which adjoins residential zones or residential uses or is across the street from residential zones or uses shall give due consideration to site design that minimizes the impact of the commercial use on the residences. Loading zones, loading docks, utilities which create noise and vibration such as air conditioners, garbage bins, and other nuisance creating objects shall be setback from the residential property lines by at least fifteen feet (15'). Commercial lots adjoining residential zoned lots should be bounded with an eight foot (8') sight-obscuring fence of like materials and design of the building façade, and a six foot (6') landscaped area planted with dense evergreen shrubbery and/or evergreen trees along the residential lot lines *(See illustration detail C2B-3)*. Rooftop utilities and antenna equipment shall be screened with parapet walls. Uses which emit noise, radiation, fumes, smoke, vapors or other deleterious effects shall be separated from residences by placing the use as far away from the residences as reasonably possible on the lot and preferably separated from the residences by another less intrusive commercial building or use.

SECTION 106 – TRANSPORTATION & CIRCULATION:

Transportation and Circulation: A circulation study is required for new commercial developments. Traffic circulation shall be designed to minimize traffic impact on public streets. Driveways shall be designed to adequately accommodate queuing of vehicles without blocking traffic in the public street. Parking lots shall be designed so that vehicles need not back into the street from parking spaces.

Additional driveway access standards, site development, and traffic circulation standards apply in Chapter 17.38 and Section 18.68.210.

Pedestrian Circulation: All developments must provide a pedestrian sidewalk/path from the building to the street and provide a pedestrian connection to side and rear parking. It is strongly encouraged that a direct link be made from the street to the building creating a pedestrian oriented environment. Each commercial development shall provide a bicycle rack for bicycle parking.

Outdoor dining: Outdoor dining (sidewalk dining) is appropriate. Outdoor dining shall maintain at least a 4 foot clear path along sidewalks and at least 7 feet of vertical clearance for umbrellas and awnings. The dining area should be separated from the public sidewalk with a barrier such as a fence or planter if the clear path is less than 6 feet.

Integration into the Street Network. Internal and new streets shall connect to existing streets or be designed to facilitate future connections as deemed necessary by the traffic study and/or the master plan. The Petitioner shall submit a traffic study when deemed necessary by the Planning Commission.

Sidewalks. The site shall include a pedestrian circulation element. All developments with a building of more than 30,000 square feet of floor area shall provide the following:

Sidewalks at least five (5) feet in width shall be provided along all sides of the lot that abut a public street.

Sidewalks, no less than 6 feet in width, shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas.

A landscaped and lighted pedestrian walkway connecting from the street to the building(s).

Community Spaces. Large retail developments with more than 30,000 square feet of floor area shall provide outdoor spaces and amenities to link structures with the remainder of the community. Passenger drop-off/pick-up points shall be integrated with traffic patterns on the site. Special design features shall enhance the building's function as a center of community activity. Each retail development shall provide at least three (3) of the following design features, which shall be constructed of materials that match the principal structure and linked by sidewalks to the principal structure:

1. Patio/seating area,
2. Pedestrian plaza with benches,
3. Window-shopping walkway,
4. Play areas,
5. Kiosk area,
6. Water feature, clock tower, sculpture,
7. Other focal features approved by the Planning Commission

Emergency Access and Fire Protection: Design of the site, driveways, and buildings shall consider accessibility of fire trucks and fire personnel.

Driveway Access: Driveways shall be at least twenty four (24) feet wide for two way traffic. Vehicle backup areas shall be provided at the end of parking aisles. Cooperation shall be evident with Heber City in establishing a long term phased in approach to parking and driveway access from the side block as well as from Main Street. Driveway access throat depth shall be thirty foot (30') for front Main Street access and twenty foot (20') for side road access, unless a traffic study shows that a larger throat is necessary.

Driveway access to highways shall be minimized through driveway entrance sharing with adjoining developments.

Signs: Each development shall provide pedestrian and traffic directional signs as appropriate to direct traffic in an efficient and safe manner. Signage for the site must be developed and integrated into the overall site during site design stages rather than as an afterthought, giving consideration to placement of landscaping areas and wall treatments to accommodate future signs. Signs must meet the standards of the Sign Ordinance, in Chapter 18.103 of the code.

SECTION 107 – PARKING INFRASTRUCTURE:

General Parking: The minimum number of parking spaces shall meet the requirements set forth in Section 18.72 of the City's Zoning Ordinance, or as determined by the Planning Commission upon analysis of a parking study submitted by the petitioner for shared parking for the overall site. Property owners desiring to apply time alternating shared parking shall petition Heber City with "time use studies" showing the viability of such an option. Heber City shall be open to viable options.

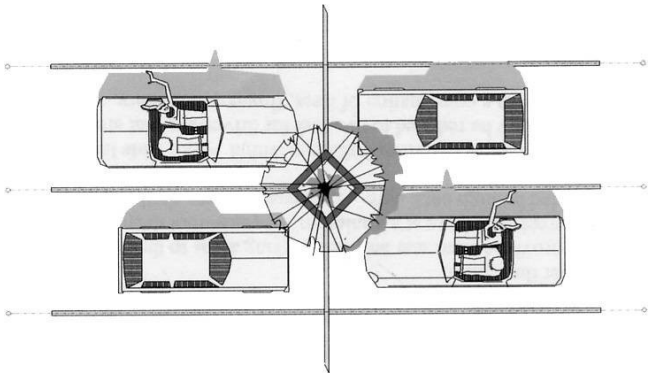
Location: For buildings along Main Street, all off street parking shall be located to the rear or side of the building. In the case of corner lots, all parking shall have side street access to the parking areas. This side street access shall be established in order to accommodate future growth of the area and allow rear parking from side access points. *This standard shall be coordinated with Heber City Planning and the Heber City Engineering department for appropriate short and long range Heber City parking strategies and goals*. Parking lots shall be located on the site in a convenient location for patron access to the building. All circulation drives shall be clearly defined and marked appropriately with arrows and the like to assist public circulation into, on and out of the property and through parking lot areas. See Heber City engineering parking standards.

Accessible Parking: All parking shall incorporate ADA standards as outlined in ANSI A117.1 latest edition.

Loading Areas: Commercial developments shall provide off-street loading zones consistent with Section 18.72.140 of Heber City Code.

Parking Lot Landscaping: For every third parking aisle, one (1) raised four (4) foot wide landscaped parking island with trees, bounded with high back curb shall be provided, thereby creating separated parking areas to aid in safe and orderly use of the lot and confine vehicular movement to marked drives. Raised or curved circulation islands shall be constructed at the ends of the rows of parking spaces or at other locations where circulation drives intersect.

All parking lots with back to back parking areas shall provide a landscaped parking diamond with a tree for every ten (10) parking spaces. *(See illustration detail parking diamond)*



Parking lots shall be bounded with a high back curb unless otherwise approved by the planning commission.

Paved areas and parking lots shall be separated from buildings with a minimum four foot (4') wide landscape area bounded with a high back curb or a five foot (5') raised sidewalk. *(See illustration detail C2B-4&5)*

Street and Parking Lot Lighting: Parking lot lighting shall be black fluted poles similar to the downtown street light fixtures. Parking lots with less than 3 aisles may alternatively light the parking lot with lighting fixtures compatible with the style of the black fluted poles but attached to the building. Lighting shall be directed to avoid intrusion on adjacent residential properties and away from adjacent thoroughfares, and shall be full cutoff.

Parking Lot Snow Storage and Removal: All parking lots shall be bounded along property lines and along street sidewalks with at least a ten foot landscaped area, bounded by curb, and containing shrubs, trees and landscaping or attractive stone. This landscaped area shall serve as a snow storage area along with ensuring that parked vehicles do not overhang onto the sidewalk or over property lines.

Storm Drainage: All storm water runoff from impervious area and buildings shall be retained or detained onsite to city engineering standards and specifications.

SECTION 108 – SITE FURNISHINGS:

Site Furnishings: Each development shall incorporate site furnishings into the site such as a patio/seating area, pedestrian plaza with benches, window-shopping walkway, play areas, kiosk area, water feature, clock tower, sculpture, bike racks, public art, etc. One site furnishing element shall be required per lot frontage or every 50 feet of frontage, whichever is greater. Site furnishings shall be reviewed by the Planning Commission and approved by the Planning Department prior to installation.

SECTION 109 – OUTDOOR STORAGE & TRASH

ENCLOSURES:

Outdoor Storage: Outdoor storage, loading and operations areas shall be attractively screened from adjacent parcels and streets. All outdoor storage areas shall be bounded by a eight foot (8') sight obscuring fence similar in quality and design to the trash enclosure area. Optional evergreen shrubbery in front of this fence to provide a softening by way of landscaping.

No temporary storage, structure, container, or semi trailer shall be allowed on the site for storage. Parked delivery trucks which idle or create fumes or noise between 10:00 p.m. and 6:00 a.m. shall be deemed a public nuisance.

Areas for the storage and sale of seasonal merchandise shall be permanently defined and screened with walls and/or fences. Materials, colors and design of screening walls and/or fences shall conform to those used as in the principal structure. If such areas are to be covered, then the covering shall conform to the colors on the building.

Outdoor display and storage shall not encroach on any portion of a walkway, drive aisles or required parking space~~s~~. No areas for outdoor storage, trash collection or compaction, loading, or other such uses shall be located within 30 feet of any internal pedestrian way.

Trash Enclosures: All trash areas shall be screened on all four sides by 6' high walls and be hidden from public view. The walls shall be constructed of a similar material and style to compliment the main building architecture and details. Screened "gates" shall provide access to trash removal services. Trash enclosure location shall be located for convenient accessibility by trash removal services.

There shall be adequate trash containers in and around doors. Outdoor storage, HVAC equipment, trash collection, trash compaction and other service functions shall be incorporated into the overall site design. Views of these areas shall be visually screened from all property lines and separated from sidewalks and on-site pedestrian ways. Screening structures shall be made of the same materials as the principal structure.

SECTION 110 – CODE REFERENCE:

See Heber City Engineering: Standards and Specifications; Chapter 18.68 "Supplemental Zoning Regulations", Title 17 "Subdivisions", Chapter 17.38 "Commercial Developments", and UDOT Highway Access Standards for additional requirements.

SECTION 111 – RESERVED

SECTION 112– ILLUSTRATION REFERENCE:

The referenced illustrations contained within this document are meant as a general guide to possible conditions within the C-2 and C-4 Zones. Other conditions may arise which will require the Heber City Planning Commission to further refine these guidelines.

SECTION 113-SETBACK AND PARKING LOCATION EXCEPTION

Any main building which exceeds 12,000 square feet, and which is located between two existing buildings which are (a) both located on the same side of the street, (b) both located within 300 feet of that main building, (c) both situated in excess of the maximum 40 foot street setback, and (d) situated with parking in front of the main building; may be permitted a setback and parking location exceptions by the Planning Commission as follows:

1. The maximum street setback of such main building may be increased to 100 feet from the street property line; and

2. Parking to include up to one driveway with an aisle of parking on each side of the driveway. All said described parking locations may be situated in front of the building.

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Chapter 2: LANDSCAPE DESIGN

SECTION 201 – PRIVATE LANDSCAPING:

Areas not covered with buildings, parking, or sidewalks shall be landscaped. Landscaping should incorporate a combination of trees, flowers beds, shrubbery, lawn, boulders, planted berms and mounds. Landscaping must be designed to avoid conflict with utilities and other elements. Plantings shall include species native to the area and shall incorporate drought tolerant design and plant material. All private landscaping shall have 50% in 3 Dimensional landscaping incorporating a more garden like atmosphere to soften the hardscape. This 3 Dimensional landscape shall be incorporated primarily around the perimeter of the building with pockets of this landscaping scattered throughout the project. All parking shall be screened from the built environment by 3 Dimensional landscaping and shall be calculated at 2% of the total built square footage. ***(See photograph above)*** All landscape designs shall be reviewed by the Planning Department for compliance to the intent of the Design Guidelines.

Private Landscaping see "Landscape Plants in Utah: A Guide for High Mountain Valleys" for a list of suggested native plants. This document is available from the Heber City Planning Department upon request.

SECTION 202 – RIGHT of WAY LANDSCAPING:

Planter strips shall be planted in grass and contain one street tree per 50 feet of street frontage. Choice of species for street trees must avoid evergreens, thorn and fruit bearing trees, and trees that grow large or have shallow roots. The trees may be clustered to avoid clear zones near corners and driveways but must be planted within the planter strip unless underground utilities prevent such location. Planter strips adjoining the streetscape may be broken up by periodic sections of pavers.

SECTION 203 – PLANT SIZE:

Required trees shall be at least 3 inch (3") caliper or larger. Required shrubbery shall be at least 2 gallon per plant.

SECTION 204 – EXISTING TREES:

Existing street trees and existing large trees on the property shall be preserved into the design of the site unless the trees threaten the integrity of the sidewalk, curb, or utilities. Approval from the Planning Commission or an appointed committee shall be required prior to the removal of any existing trees.

SECTION 205 – IRRIGATION:

All landscaped areas shall be maintained and irrigated with an automatic pressurized irrigation system.

SECTION 206 – CODE REFERENCES:

See Section 17.38.040 "Commercial Developments", Chapter 18.76 "Landscaping", and Chapter 12.20 "Street Trees" of the Heber City code for additional landscaping requirements.

SECTION 207 LANDSCAPE REQUIREMENTS:

Each site shall provide a landscaped area of at least 10 feet in width along all public street right of ways.

Chapter 3: BUILDING DESIGN

Section 301 - DESIGN VISION STATEMENT:

To create an independent environment that will nurture the development of commercial space to complement the C-3 neighboring zone, which draws upon the historic architectural heritage of Heber City. This design vision shall draw upon the past materials, techniques, form, mass and detailing to anchor the building to the Main Street vision but allowing the architect to create a current interpretation of the space and its aesthetic and functional needs. Honesty, simplicity and quality are the hallmarks of the Heber City Main Street design vision and shall be respected in all development.

Section 302 - DESIGN COMPOSITION: (from the General Plan)

The design composition of Heber City shall reflect the authentic design elements which come from the surrounding environment and the historic, social and cultural features that carry the spirit of a special place and provide a link between the founders of Heber City, those who live here today, as well as those in the future who will choose to call Heber home.

Heber City sits on a broad green, mountain valley floor with spectacular mountain vistas as a backdrop. The beautiful dark evergreen trees, accented by rich fall colors, the Provo River, sage, red sandstone and river rock provide a broad pallet of colors, materials, textures and hues for the design composition.

Heber has a unique, western architectural style which was transferred from the northeastern United States, England and Europe in the mid 1880's. It embraces the natural textures and colors, black iron of the railroad and the brick and stone of the environment. These design elements are reflected in the Tabernacle, Heber Bank, C John Murray Murdock and Abram Hatch homes. They depict an architectural style that is in sharp contrast to the frontier and mining towns of the wild west.

SECTION 303 - PHYSICAL CHARACTERISTICS:

The physical characteristics of commercial architecture for this zone shall respect and key from the more dominating C-3 zone. These architectural characteristics depict a local culture of quality, simplicity, and permanence that is displayed in many existing buildings. All new construction shall continue to build upon this past philosophy to further strengthen the commercial core of Heber City.

All design elements shall be harmonious to the more dominating C-3 zone but shall be subordinate in terms of all physical characteristics. Common threads of color, materials, textures and details shall play an integral part of leading one from the C-2 and C-4 Zones into the more dominating visual destination of the C-3 zone.

SECTION 304 – RELATIONSHIP TO STREET:

The "Streetscape" is defined to create a resemblance of the "Streetwall" found in the C-3 zone and to promote a more pedestrian anchored shopping experience, but at the same time recognizing the vehicular presence within the C-2 and C-4 Zones. All buildings shall maintain the setback requirements as set forth in Section 104. No building front shall be allowed outside of this area.

In order to promote a pedestrian environment within the C-2 and C-4 Zones it shall be strongly encouraged that the building be designed in such a way to accommodate both street pedestrian and side parked pedestrian entrance into the facility. **This shall be done by utilizing a front corner entrance anchor that shall be visible from the street as well as the side parking area**. The street front of all buildings shall be designed to visually invite the pedestrian into the facility and shall create an anchor to the streetscape.

SECTION 305 – BUILDING FLOOR USEAGE:

Appropriate building floor usage shall be defined as follows. First floor uses shall be reserved for all retail, business, or professional services as allowed by the Heber City ordinances appropriate for this zone. Second floor uses shall have the option of all first floor uses or residential mixed uses as reviewed and approved by the Planning Commission.

SECTION 306 –BUILDING HEIGHT:

The applicable underlying Commercial Zoning District regulates the maximum building height of commercial buildings.

SECTION 307 – BUILDING WIDTH:

Buildings on Main Street are to maintain a resemblance of the street wall found within the C-3 zone, but allow for interior vehicular penetration from the street accessing side and rear yard parking. Placing the façade of the building back from the front property line as defined in Section 104 allows for the placement of more landscape material as well as pedestrian friendly features to encourage pedestrian activity. Recognizing that this zone has a more vehicular driven activity, front street access points are allowed between the buildings as defined in section 108.

Each building shall be designed in a way that will allow no more than fifty (50') horizontal feet of wall plane for the type "A" project and seventy five (75') horizontal feet of wall plane for the type "B" project; without a clear expression of modulation or change.

This requirement shall consist of a primary offset in the wall plane based on the length of the wall plane as follows:

Wall Plane Length	Min. Offset Depth	Min. Offset Width
50'- < 60'	24"	48"
60'- < 75'	36"	72"
75'	48"	96"

The wall plane modulation shall extend up vertically and shall be carried back onto the roof structure to create a solid façade connection with the roof structure. Each wall plane shall be enhanced by employing the use of at least one of the following architectural features, including but not limited to windows, pilasters, columns, horizontal and vertical offsets, materials, colors, and textural variations, decorative cornices, awnings, arcades, entry areas, canopies, murals, graphics, reveals, projection ribs, and offsets. In order to assure conformance with this requirement, all exterior elevations shall be reviewed and approved as a part of the overall review process.

As an alternate to the required wall plane modulation, rear and sidewalls of a building that: (1) are not visible from a public right of way; (2) are located at least 100 feet from a public right of way line; (3) are no taller than 2 stories; and (4) do not serve as a primary access to the building, may utilize other architectural features, provided the following is met:

A. At least two (2) or more features, spaced at a minimum of the same interval as the applicable wall plane offsets, are used. Qualifying features consist of windows, pilasters, columns, horizontal and vertical offsets, decorative cornices, awnings, arcades, entry areas, canopies, murals, graphics, reveals, projection ribs, etc.
B. At least 2 material changes, textures, or colors shall be used.
C. An 8' wall shall be placed along property lines shared with residential uses or zones.
D. Landscaping shall include an 8' landscape strip along the property line with evergreen trees. The spacing of the required trees shall be one tree every 20 feet. Where an 8' wall is required, 2 inch caliper deciduous trees with species growing to 20 or more feet in height for a single story building, and 3 inch caliper trees growing to 30 or more feet in height for two story buildings, may be substituted.

SECTION 308 – BUILDING FORM:

One of the most prominent unifying elements of the traditional Main Street is the similarity in building form. Commercial buildings were simple rectangular solids, deeper than they were wide. The pedestrian levels were more decorative in appearance with a vertical extension in height and an

expansion of glazing surface area. The upper levels were shorter in floor to floor height and displayed a more conservative treatment of architectural elements. This characteristic is important and should be maintained in new projects.

Rectangular forms shall be dominant on Main Street facades and shall be vertically oriented. The facade shall appear predominantly flat, with decorative elements and "articulations" to be subordinate to the prevailing form.

Rear building facades should step down in scale to the alley by using a sloped shed roof from front to rear, providing a pleasant, pedestrian oriented appearance. Use projecting roofs at the ground floor over entrances, decks and separate utility structures to establish a human scale that invites pedestrian activity.

SECTION 309 – BUILDING MASS:

A building should appear to have a mass that is similar to that of traditional buildings in Heber City. A buildings mass is defined in broad form or generalized shapes rather than in specific details. A building should appear similar in scale to that seen traditionally for similar building types. Reduction of the apparent mass of a building can be accomplished through the following methods:

- Variations in wall planes outlined in Section 307.
- Developing a facade of smaller buildings rather than one large monolithic structure by dividing the façade into modules that express these traditional dimensions.
- Variation in exterior material selection as well as color and texture to break up the perceived building mass into the traditional building modules.

Designing structures with smaller modules and using variations in relief provided by different materials, openings and details, creates the diverse composition and harmony that exists in turn of the century architecture.

SECTION 310 – HUMAN SCALE:

A building should appear to have a "human scale" that relates to the pedestrian patron. In general, this can be accomplished by using familiar forms and elements that can be interpreted in human dimensions. All buildings shall have a human scale that is relative to the adjacent buildings and relevant to the pedestrian streetscape. Buildings shall establish and reinforce the area as a pedestrian environment with architectural features scaled accordingly.

- Use building materials that help establish a human scale:
  - Use brick or stone in standard modules or appropriate sizes to express the human scale.
  - Avoid large panelized products or extensive featureless surfaces that create a large visual mass and that does not relate to the human dimension.
- Express façade components in ways that will help to establish a human scale.
  - Exterior wall treatments that establish rhythm and pattern of windows, columns and other architectural features are encouraged.
  - Use window and door sizes that relate to traditional building scale. Large expanses of glazing etc are inappropriate.

Expressing the position of each floor in the external skin design of a building is a recommended method of establishing a human scale:

- Use belt courses or other horizontal trim bands of contrasting color and materials to define floor lines.
- Use articulated structural elements, or changing materials as methods of

defining floors.

SECTION 311 – BUILDING STYLE:

Buildings should be designed to simulate the "add-on" nature of the early settlement buildings utilizing shed roofs, covered walkways, smaller boxes attached to larger boxes, variation in angle and orientation from one building to another. Stylistic variation in form from one structure to another is encouraged to create interest, depth and modulation. Second level areas above retail spaces are encouraged to create interest at various levels by way of form and massing of the structure. A clear visual division shall be maintained between ground level floors and upper floors by slight changes in height, style, form, mass, materials, color, window sizes, overhangs, balconies etc.

SECTION 312 – BUILDING MATERIAL:

The use of indigenous materials is one of the strongest links to the rich heritage of Heber City Main Street. "Red sandstone was quarried from mountain ledges in the Lake Creek region (five miles east of Heber City), by John Crook and William Forman. This stone was extensively used for homes and public buildings. The Stake tabernacle and County Courthouse were built of this material." *{Pg 118 Under Wasatch Skies a History of Wasatch County}.* Hand pressed, sun-dried bricks were also a prevalent building material that is seen in many turn of the century buildings. Wood architectural trim detailing were extensively used throughout this era.

The use of indigenous/ traditional building materials and techniques is strongly encouraged in new construction. Large featureless walls with only one building material, color, or texture are not appropriate. Exterior wall design should use an appropriate mixture of materials and material placement to provide a sense of human scale.

- Materials that convey texture, scale, finish and color similar to those used traditionally are preferred.
- A minimum of 30% of the vertical wall surface must include some form of masonry material such as brick, or stone with an indigenous look to the area. For elevations using 30% - 60% of masonry, 2 additional materials are required. For elevations using more than 60% masonry, 1 additional material is required. 100% masonry is permitted, with the use of multiple colors and/or textures. Additional materials shall be a different color or texture than the masonry.
- Cement based siding with textures in a scale appropriate to the building size,
- Material with a matte finish is appropriate. Highly reflective materials shall be avoided.

Large expanses of reflective materials on walls, windows or on rooftops are not appropriate.

- Large panelized products or extensive featureless surfaces such as stucco, shall be avoided.
- Architectural metal panels may be permitted, upon approval of the Planning Commission, as a siding material. Metal materials shall not exceed 25% of the exterior wall materials remaining after the use of masonry. The panels may be flat panels with a reveal or they may be ribbed with a profile that provides shade, shadows, and texture. Reflective metal panels are prohibited. Masonry, such as brick or stone, and other approved exterior materials shall be utilized with the metal to provide interest. The building shall be designed by an architect.
- Where possible, the use of modern materials which withstand aging and deterioration is appropriate (i.e. cement based siding instead of wood), if the materials are incorporated into a design element which reflects traditional building philosophy.
- All materials and construction methods shall be of the highest quality and integrity indicative of early craftsmanship.
- EIFS (Exterior Insulated Finish System)may be used as an accent material, not to exceed 25% of wall areas. Traditional detailing shall be applied to this material selection.
- With the exception of masonry, such as brick or stone, and traditional siding materials, no building material shall exceed 50% of the total exterior wall materials.

Materials and details above first story may be of a simpler fashion to that of the primary first level façade. *(See illustration "Material Matrix")*

SECTION 313 – BUILDING COLOR:

Building color is one of the most critical elements in design. Careful attention should be paid to create colors that blend with the ever changing seasons of the Heber Valley, as well as blending and complimenting the man made environment of the down town area. To this extent color variations, using compatible hues, can be used to enhance or reduce the visual impact of scale, mass, detail and overall composition.

Hue: Colors that respect and enhance the natural earth tones of the local area are encouraged.

Value: The LRV (Light Reflective Value) of colors and materials used on major walls and roof areas should be between 7 (darkest value of shaded vegetation) and 38 (approx. value of red sandstone). In general, the more visible or massive the structure, the lower its LRV should be.

Chroma: The strength, intensity and brightness of the color selected should be in the range from very weak(grayish) to medium weak (neutral or earth tone). Strong Chroma colors such as the red color in the American flag should be avoided.

Stains and flat paints are encouraged. High gloss paints, factory finished metals or other materials which increase visual impacts; ie. Aluminum, white or reflective roofs are not acceptable if found visible from the street. Matte finishes are strongly recommended. LRV over 38% and strong chroma may be allowed for small accents and trim around windows, and

doors. Chimneys, flues, vents, gutters, down spout, mechanical and electrical equipment, railings, window shading devices and other exterior devices shall be similar in chroma and LRV to the surrounding surfaces to which they adjoin, unless they are featured in the design. In such cases, a subdued accent color may be acceptable. Bright, glossy, fluorescent and corporate signature color schemes are prohibited. Heber City's adopted color matrix is based upon "Columbia paint & coatings; Historic Colors of America" color wheel (see illustration "Color Matrix").

SECTION 314 – ROOF DESIGN:

Historically, commercial roof forms appeared flat, sloped or gabled, but all had false fronts or relatively tall parapets as seen from the street. This characteristic is important to the character and compatibility of this zone and should be preserved. The primary roof form of a structure should help reduce the perceived scale and mass of the building. For that reason, low sloped roofs are appropriate and strongly encouraged on commercial buildings. It is recommended that the slope runs with the highest point at the front of the building and the lowest in the rear.

Secondary roof forms that accentuate but not dominate the composition such as low pitched gables ,hip and shed roofs, shall extend at least two (2) feet over the covered structure and shall be used as a means to break up the mass of the façade adding variety and interest.

Roofs should compliment and respond to the heavy snow environment and shall be designed to meet all applicable building codes. Roof and canopy designs shall prevent snow or ice from shedding directly onto a pedestrian walkway or access. Snow shedding shall be controlled and measures shall be taken to prevent snow and ice damage to property and/or people.

- False fronts and parapets with horizontal emphasis are appropriate for Main Street. These elements were typically used to obscure the low sloped or flat roof.
- Parapet steps shall have an appropriate thickness or depth from the street view to convey solidness to the pedestrian. Minimum of twenty four (24) inch depth or greater depending upon building mass and scale. Parapets on side facades should step down towards the rear of the building unless the structure is located on a corner lot. Corner lots shall maintain continuity for both streetscapes with the primary street wall on Main Street and the secondary on the side street.
- Roof forms and planes shall vary to add visual interest to the street environment, provided they are aesthetically appropriate to the rugged mountain context and functionally responsive to the harsh climate.
- The top of building profile on street front facades shall vary in form thirty (30) inch minimum in vertical height per the following uninterrupted, horizontal roof dimensions:
  - Forty (40) foot maximum uninterrupted profile for type A buildings.
  - Fifty (50) foot maximum uninterrupted profile for type B buildings.,

- Roofs shall be constructed with materials appropriate for Main Street and the environmental constraints of the area.
- Roof materials shall be fire-retardant and non-reflective
- Top of wall copings or extended roof edges create visual interest,
- Elements such as expressive brackets, cornices, copings, layered and overlapping fascia and exposed rafters with profiled ends are strongly encouraged.
- Roof snow slide areas shall retain "snow guards" to prevent property damage and pedestrian injury.
- All roof mounted equipment, plumbing stacks, antennas, etc. shall be concealed from public view by way of parapet or some form of roof feature.

SECTION 315 – EXTERIOR WALLS (facade elements):

The repetition of similar façade elements greatly contributes to the historical character of the street. In particular, windows, details, ornaments and cornice moldings reoccur frequently. These details have "depth", such that they cast shadow lines and add a three-dimensional feel to the façade. These elements combine to form a composition for each façade that has variations of light and dark, solid and void, rough and smooth surfaces. This variety within an overall composition is an essential characteristic to the fabric of Main Street within the C-2 zone and C-4 Zone.

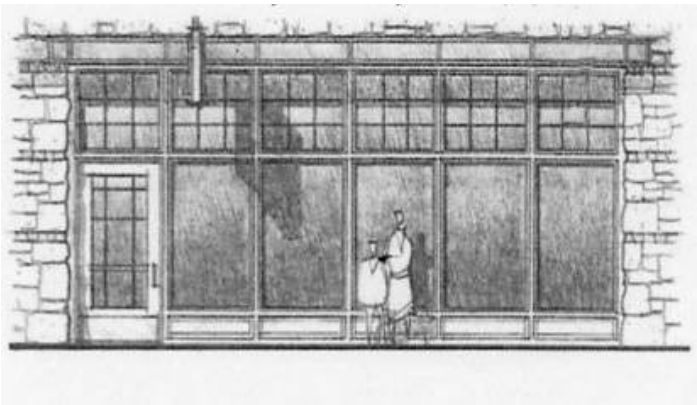
Existing features shall be preserved. New elements should not try to imitate the past but "reflect" upon the intent and philosophy of the originator by drawing upon its own understanding of the requirements and needs of the structure. The combination of architectural details for a building front should be reviewed as an overall composition and should be considered in its context to other buildings in the area. These subordinate compositions should stand on their own as well as complement the total canvass playing out as blocks and sections of Main Street.

Ornamentation should reflect the simple and restrained decorative tradition of the early pioneer lifestyle. Repetition of similar shapes and sizes should be respected as an element of economy in dressing up a structure. Simplicity in design and detail were among the true hallmarks of early frontier communities, while relying upon quality of materials and construction to convey permanence to the patron.

Visual interest on the street level of a building is provided by the following devices:

- A display window providing views to activities in the building.
- A display case with exhibits, where internal functions do not permit windows,
- A decorative wall surface, such as a mural or sculpture feature,
- A landscaped foreground where appropriate.

All façade features whether dormers, gables, windows etc. that are "planted on" in an attempt to imitate a traditional detail are inappropriate and shall not be used. True functional features that are incorporated into the design of the structure such as dormers, gables, fenestration etc. are appropriate and encouraged. Large and protruding balconies, large out of scale canopies, or other modern elements are not appropriate and shall not be used.



SECTION 316 – EXTERIOR WALLS (storefront):

The Main Street storefront shall display a character that is harmonious to the historical district providing a vibrant and interactive treatment to the pedestrian streetscape. It shall be that all storefronts shall maintain an active access from the Main Street as well as a secondary access from the side parking. Heber City encourages the developer to create a corner entrance which shall service both the Main Street pedestrian and side parking patrons within the same entrance of the facility.

SECTION 317 – EXTERIOR WINDOWS and DOORS:

The use of active glass windows and walls which allow a visual connection between the outside pedestrian streetscape and the interior store function is strongly encouraged.

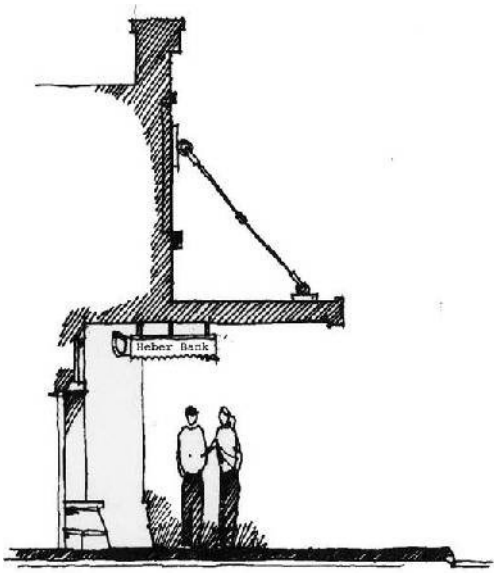
The use of false windows and doors is discouraged and shall be reviewed on a case by case basis by the Heber City Planning Commission.

SECTION 318 – ARCHITECTURAL FEATURES:

Exposed structural expression of wood framing members, timbers and steel detailed elements supporting the roofs, sheds and balconies should be a feature of all commercial building designs. New designs that draw upon the past architectural character of the community extending a new creative interpretation are permitted.

SECTION 319 – CANOPIES AND AWNINGS:

Canopies, flat metal canopies and awnings shall be designed and constructed to be complimentary with the architecture of the building. The color of the awning shall be complimentary to the color scheme of the structure and in keeping with the unique color palettes of the area. Awnings shall be constructed of a durable material that takes into consideration the local climate and weather conditions. Canopies and awnings are encouraged to shelter patrons during extreme weather conditions as well as adding to the pedestrian oriented streetscape. Approval based upon review and acceptance of the planning commission.



SECTION 320 – SPECIAL PROVISIONS:

Section 18.28.050 and Section 18.40.030 of the Heber City Code regulate the permitted gross floor areas of buildings in the C-2 and C-4 Commercial Zones.

Chapter 4: SIGNAGE

SECTION 401 – SIGNAGE TYPE:

All signage shall comply with the Heber City's adopted sign ordinance and shall be reviewed by the Heber City Planning Commission prior to approval.

All signs shall utilize the color scheme as outlined in Section 313 for their signage color structure. This color strategy shall utilize a "toned down" version of the corporate colors to allow patrons to recognize brand identity without allowing the glaring color scheme that is so prevalent in modern corporate images. All Corporate signage shall be required to submit a color mock to the Planning Department prior to approval of their signs.

Where either an On-Premise Freestanding Sign or Monument Sign is permitted for an individual parcel, the Planning Commission may approve the following variations from the design guidelines for the use of a Monument Sign over a Freestanding Sign:

- Wall plane lengths may be exceeded by up to 20% for Type A and Type B developments for walls that do not front a public street. The offset minimums will be based on the original maximum wall plane length (i.e. a 50' wall plane may be extended to 60', the offset depth and width will be required to be the same as the 50' wall plane).
- The base of a monument sign may contribute to the required masonry area if the material matches the material used on the building.

SNOWMASS
VILLAGE
DISCOVERY CENTER
SANCTUARY
a storied place
GALENA ST

Chapter 5: CONSERVATION

SECTION 501 – ENERGY EFFICIENCY:

All buildings should be designed to be energy efficient and should incorporate industry standards to achieve this, including;

- Energy conserving glazing features
- Super insulated or cold roof design with minimum of R-38
- Wall insulation with minimum of R-19
- Passive and Active solar systems where panels can be concealed within the architecture and obscured from view.
- Innovative heating and cooling systems that reduce the demand on energy requirements.

SECTION 502 – GREEN DESIGN:

All buildings should be designed to incorporate renewable resource strategies, green products, and optimal water usage.

- Recyclable and earth friendly materials
- Use of local and regional materials to reduce energy costs derived from excessive transportation,
- Effective use of vegetation to control micro-climate stresses
- Water conserving features and fixtures as pertaining to the local building codes.

Chapter 6: APPENDIX

Heber City Design Guidelines

C-2 Zone

EXTERIOR BUILDING MATERIALS

	Concrete: PLAIN	Concrete: TEXTURED	Concrete: COMPOSITE SIDING	Masonry: BRICK	Masonry: GRANITE, SANDSTONE	Masonry: LIMESTONE, RIVER ROCK	Masonry: FIELDSTONE	Masonry: CAST STONE	Metal: STANDING SEAM	Metal: SHINGLES	Metal: CAST	Wood: SIDING	Wood: SHAKES	Wood: SOLID TIMBER	Moisture Protection: EIFS	Moisture Protection: CLAY	Moisture Protection: ASPHALT	Moisture Protection: CONC. SHINGLE	Moisture Protection: MEMBRANE ROOF	Glass: CLEAR	Glass: TINTED	Glass: OPAQUE	Finished: STUCCO	Finished: CERAMIC TILE	Finished: PAINT
Wall Surface	X	X	E	E	E	E	E	L	X	L	X	L	L	X	L								X	L	E
Lintels, Headers, Sills	L	L	L	E	E	E	E	E			E			E	X								L	X	E
Columns, Pilasters	L	L	E	E	E	E	E	E			E			E	X								X	X	E
Brackets, Dentils	L	L	L	L	E	E	E	E			E			E	X								X	X	E
Doors, Windows																									L
Opening Frames			L																						
Glazing																				E	L	L			
Roofs									L	L			E			E	L	L							
Fencing surface	X	L	E	E	E	E	E						L	X									L	L	

E - Encouraged
L - Limited Use
X - Prohibited
- Not Applicable

Color Matrix

Tudor Ice
Standish Blue
Tory Blue
Muted Mulberry
Amelia
Marrett Apple

Appleton
Portsmouth Blue
Bold Bolection
Concord Grape
Hawthorne
Historic Morning Dew

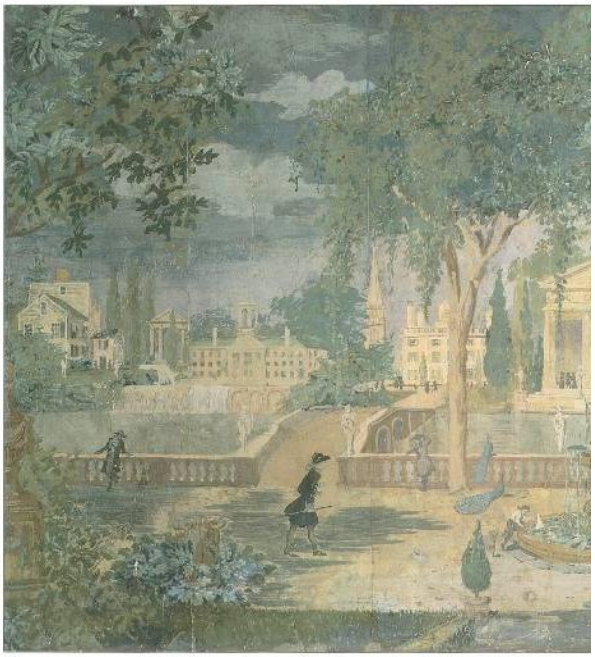
Lucinda
Rocky Hill
Biloxi Blue
Plum Island
Elise
Melville

Bulfinch Blue
Winter Harbor
Bowen Blue

Emily
Saxon Blue
Seal Blue

Citadel Blue
Robin's Egg
Newport Indigo

Meetinghouse Blue
Glacier Bay
Volute

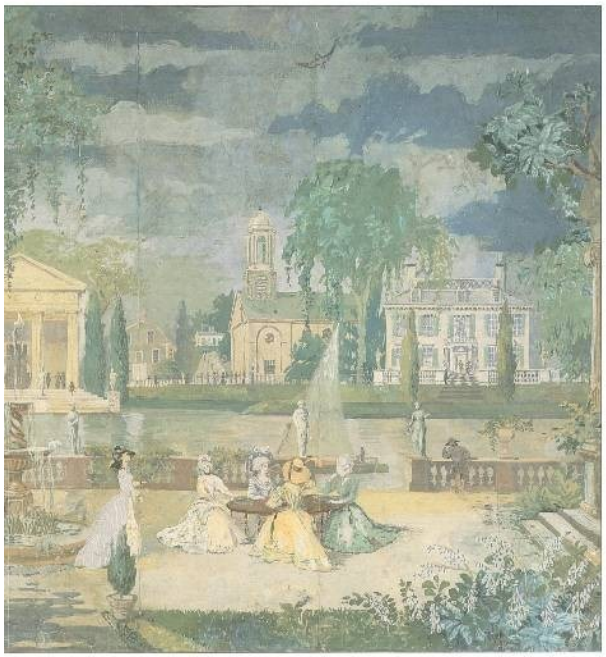


Lexington Blue
China Aster
Asher Benjamin
Beauport Aubergine
Cottage Green
Coral Springs

Bristol Green
Green Bonnet
Veranda Blue
Phillips Green
Gedney Green
Wild Oats

Longfellow
Wainscot Green
Grasshopper
Boardman
Pointed Fir
Yarmouth Oyster

Viscaya
Whispering Willow
Blue Winged Teal
Warren Tavern
Brattle Spruce
Parsnip



Hazelwood
Winter Balsam
Langdon Dove

Newbury Moss
Moss Glen
Jackson Antique

Picholine
Sayward Pine
Phelps Putty

Amish Green
Jewett White
Bayberry Wax

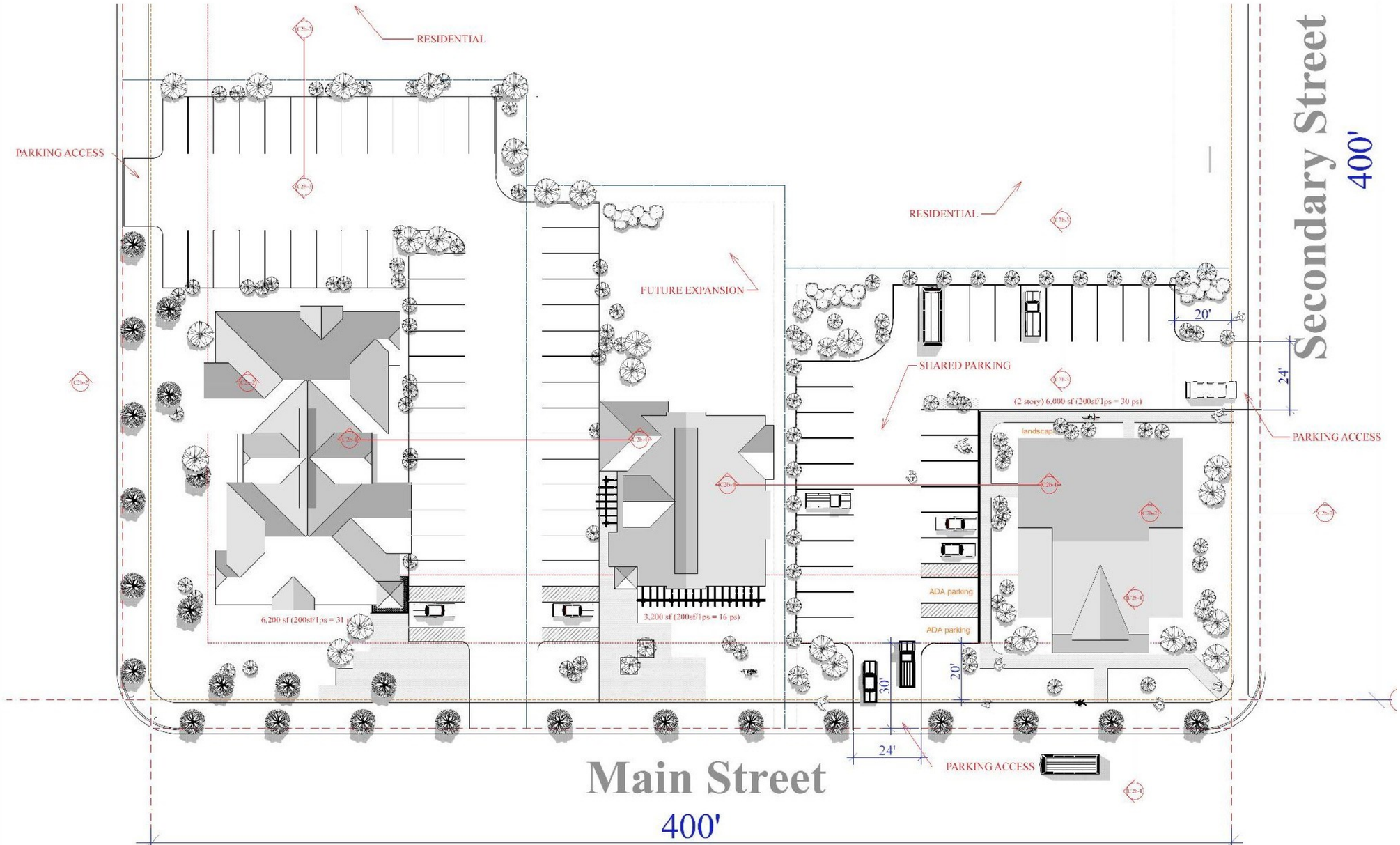
Venetian Glass
Brookside
Grassy Meadow
Baize
Plymouth Beige
Sandy Bluff

HISTORIC COLORS OF AMERICA

Flaxen Field
Nankeen
Ginger Root
Tankard Gray
Rain Barrel
Winter Meadow
Maple
Hitching Post
Pettingill Sage
Coastal Sand
Bean Pot
Cummings Oak
Tyson Taupe
Vinal Haven
Wooly Thyme
Brownstone
Wooden Nutmeg
Monument Gray
Burnished Pewter
Otis Madiera
Bargeboard Brown
Fieldstone
Milkweed
Liberty
Rawhide
Gropius Gray
Pitch Pine
Britches
Palomino
Burnt Umber
Chocolate
Polished Pewter
Sturgis Gray
Toffee
Portobello
Hickory Nut
Quincy Granite
Vermont Slate

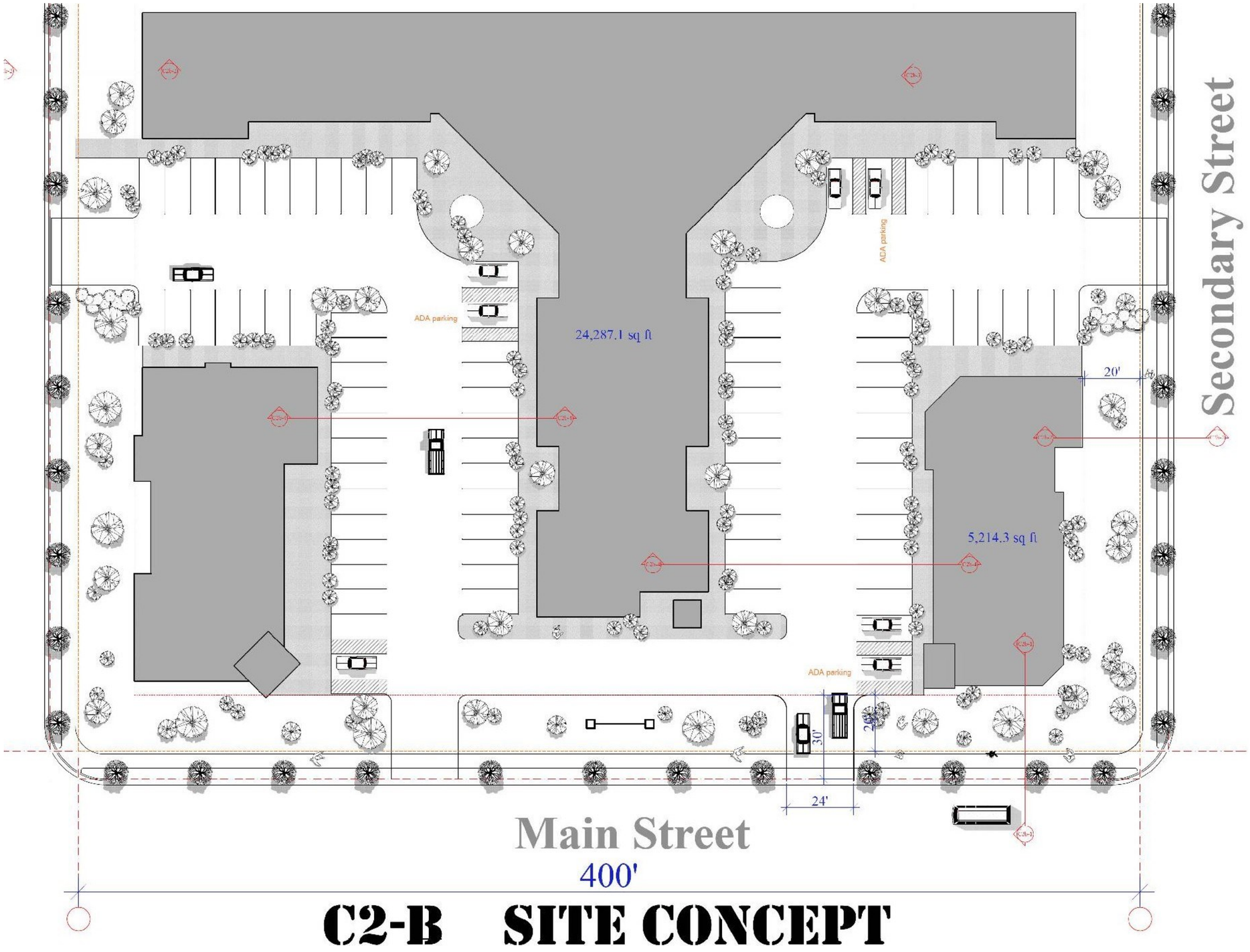
All colors are affected by age, light, heat and printing processes. Chips on card may vary in color or finish from the actual paint in the container. To achieve clarity and depth of color, some colors may require multiple coats. Colors shown are custom tints and may be slightly higher in price.

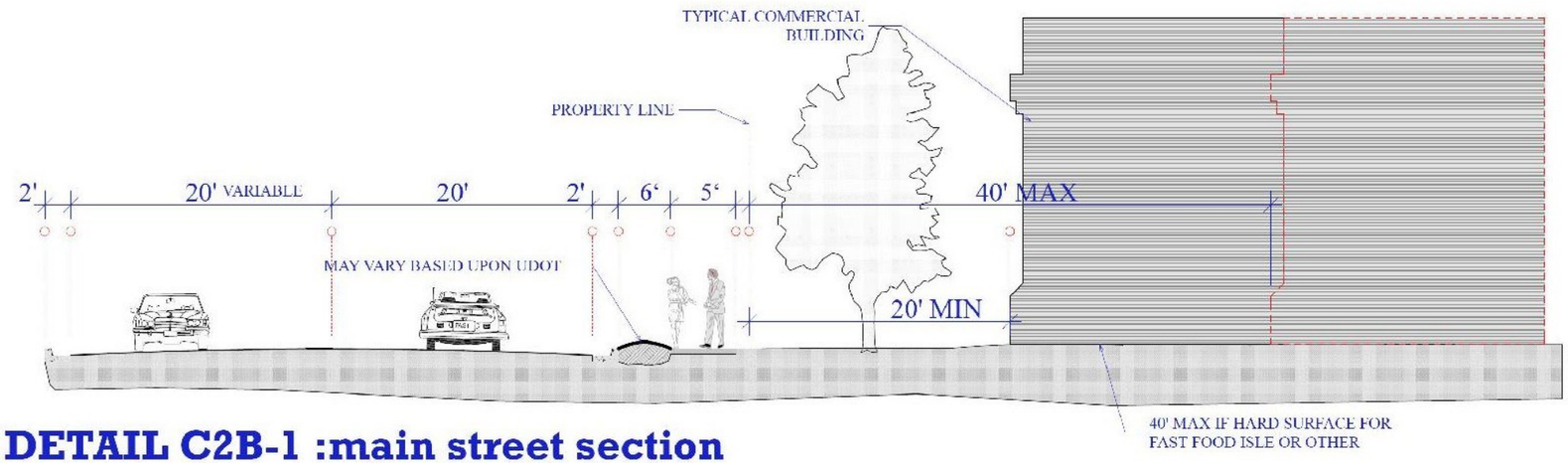
Typical Type A Commercial Site Plan



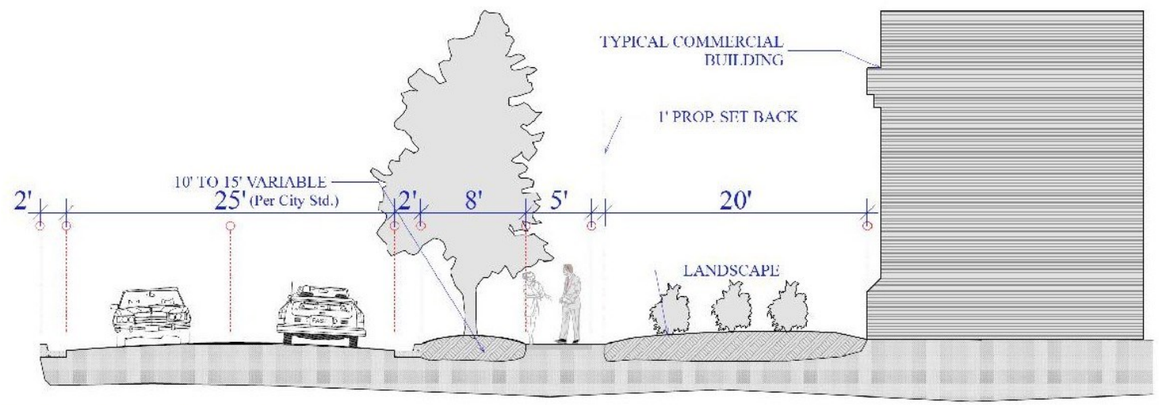
C2-A SITE CONCEPT

Typical Type B Commercial Site Plan

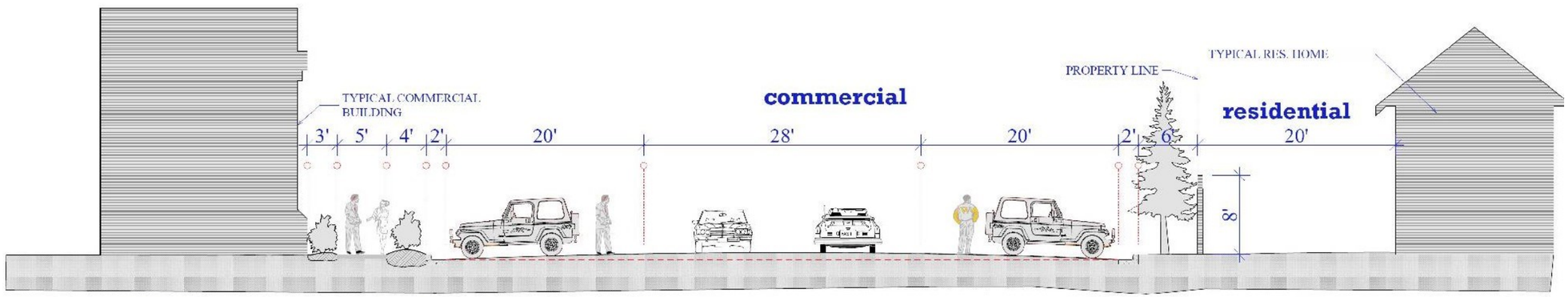




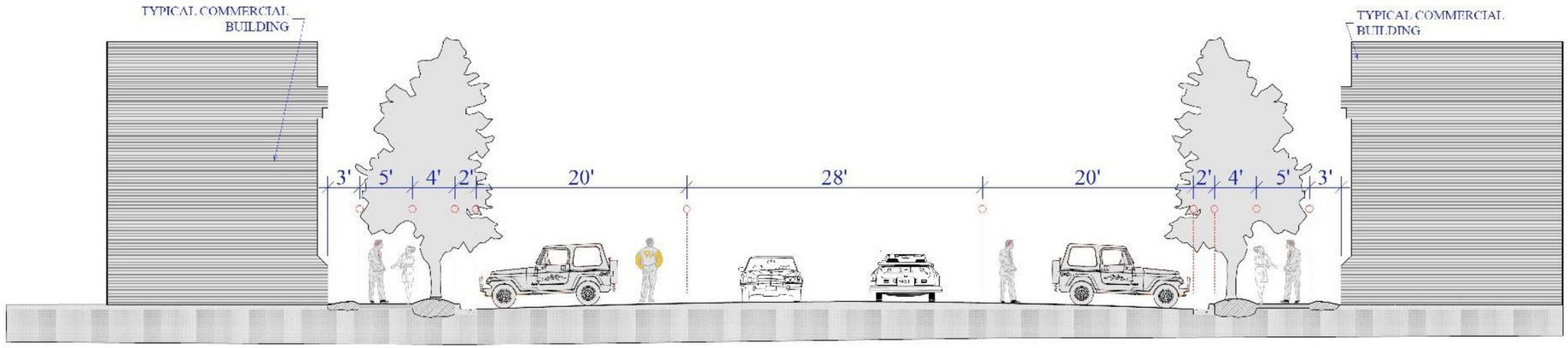
DETAIL C2B-1 :main street section



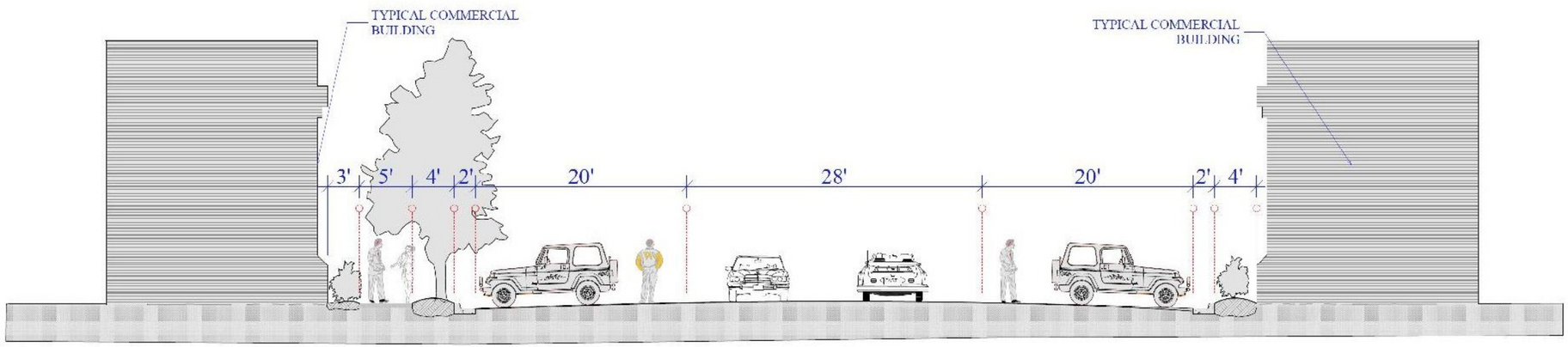
DETAIL C2B-2 : side street section



DETAIL C2B-3 : commercial/residential interface



DETAIL C2B-4 : commercial shared parking



DETAIL C2B-5 : commercial shared parking

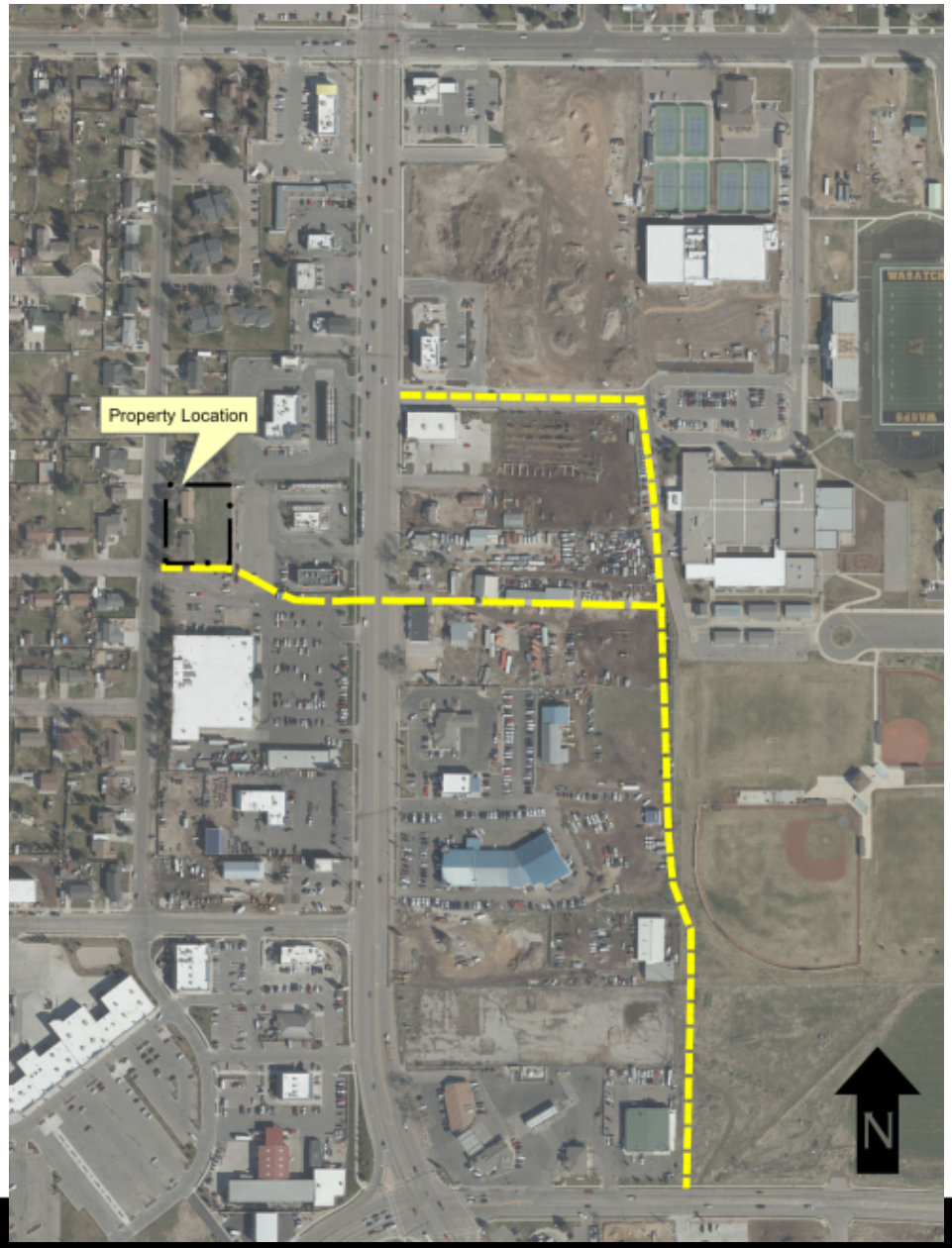
Typical Shared Parking

Wittco Rezone

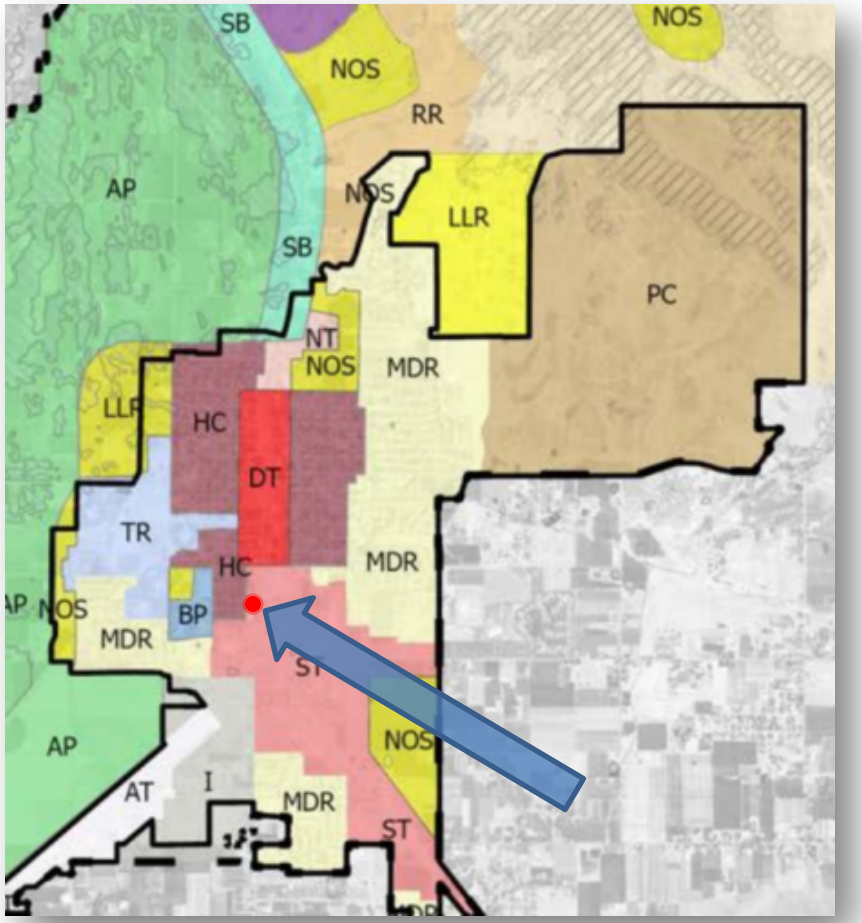
September 12, 2023

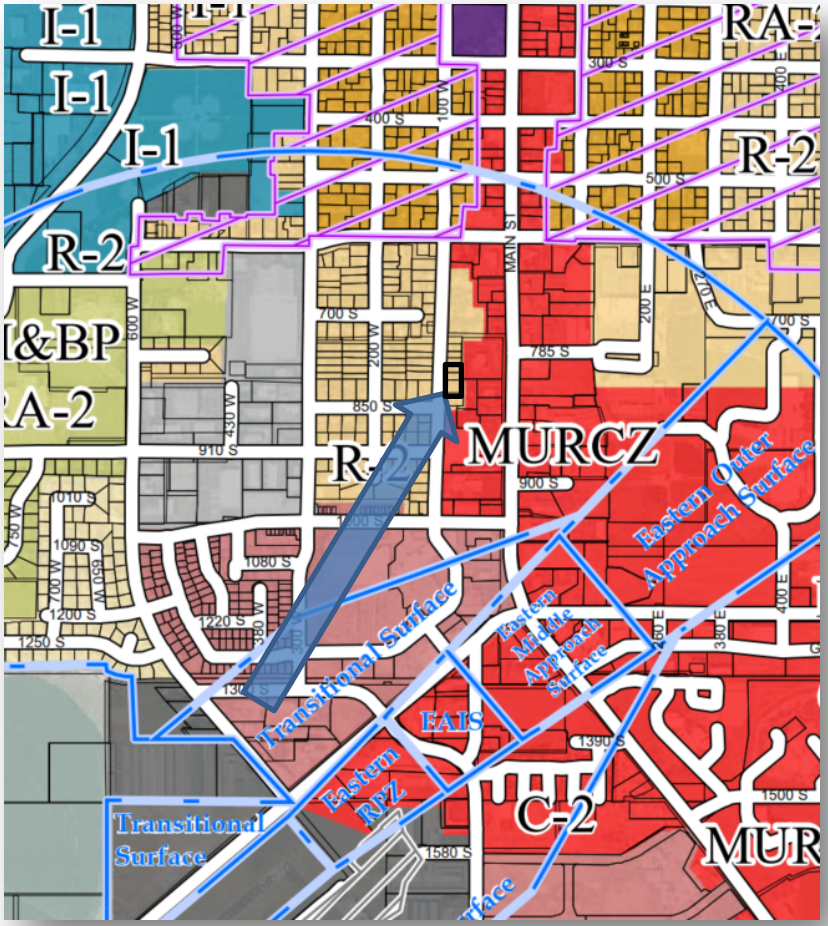
Petitioner: Ben Witt

Vicinity Map

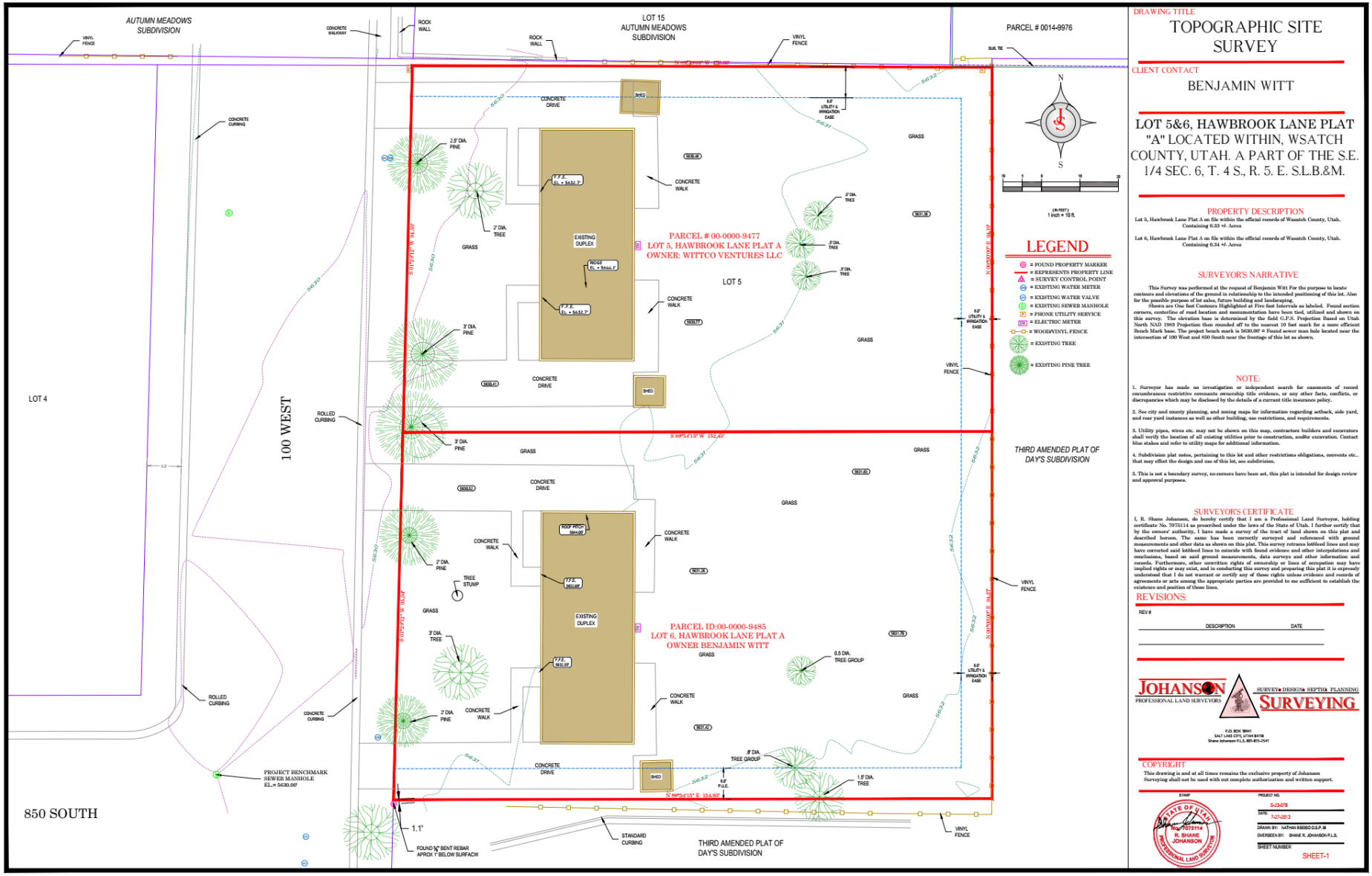


General Plan & Zoning Map

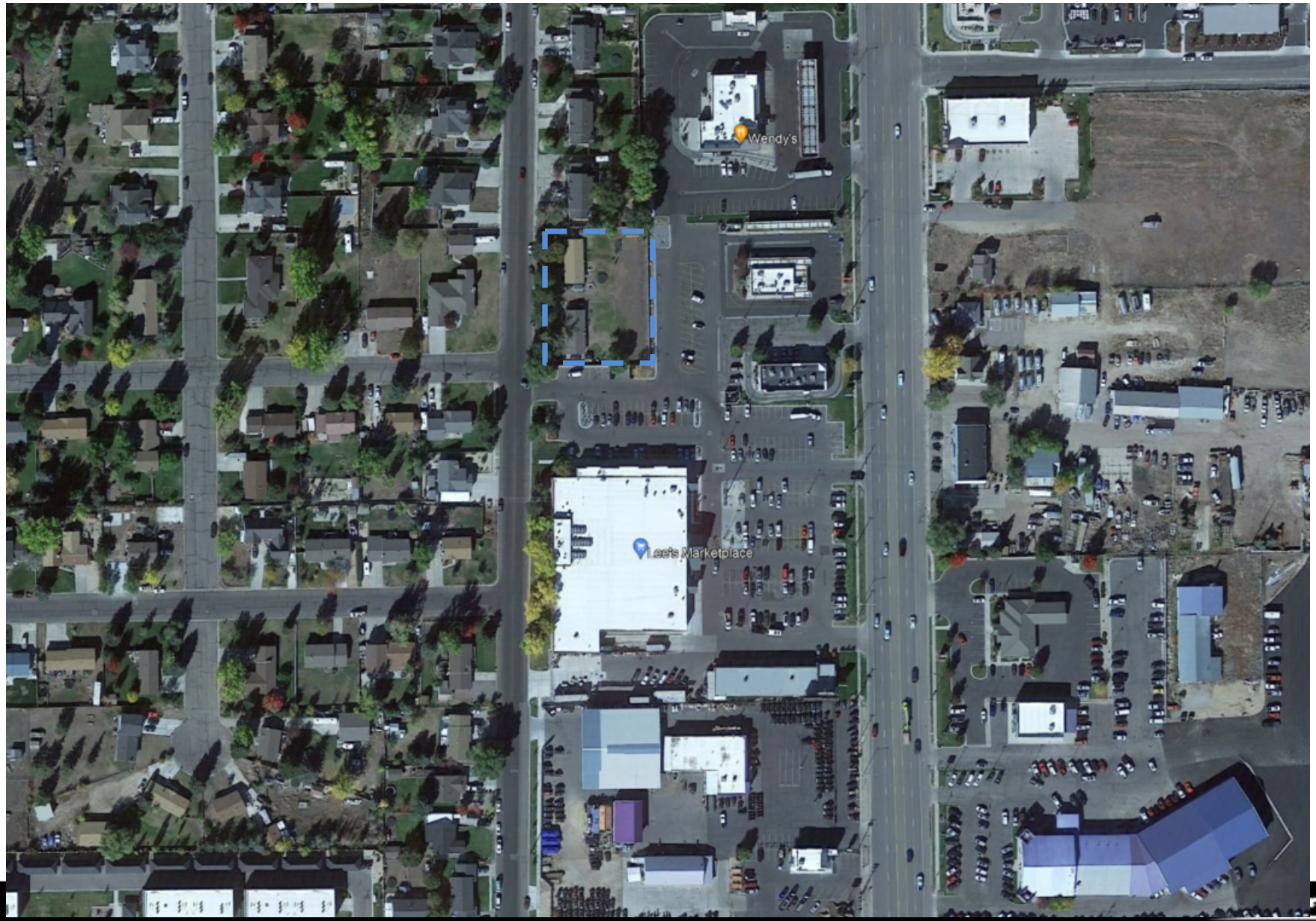




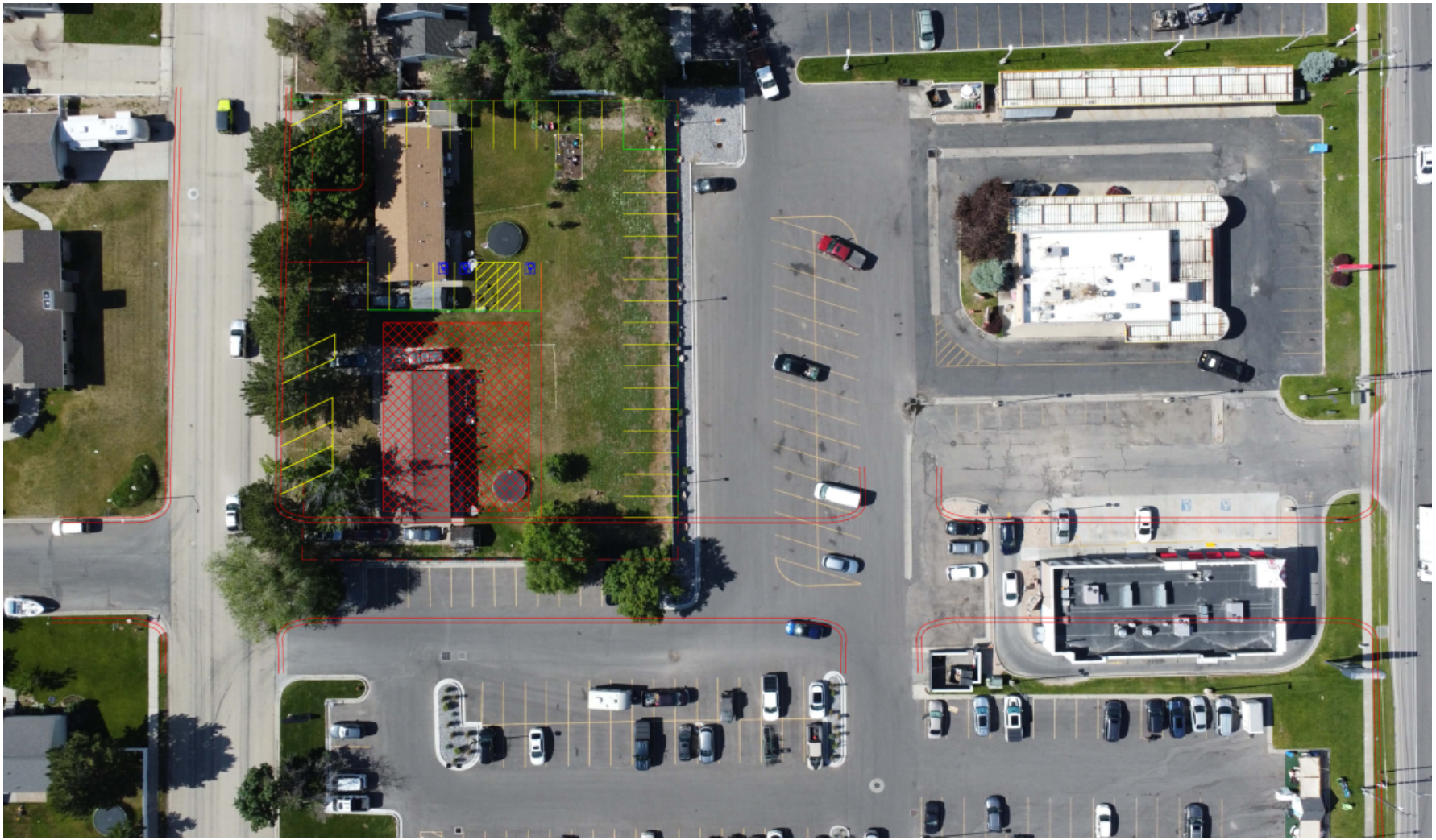
Existing Improvements



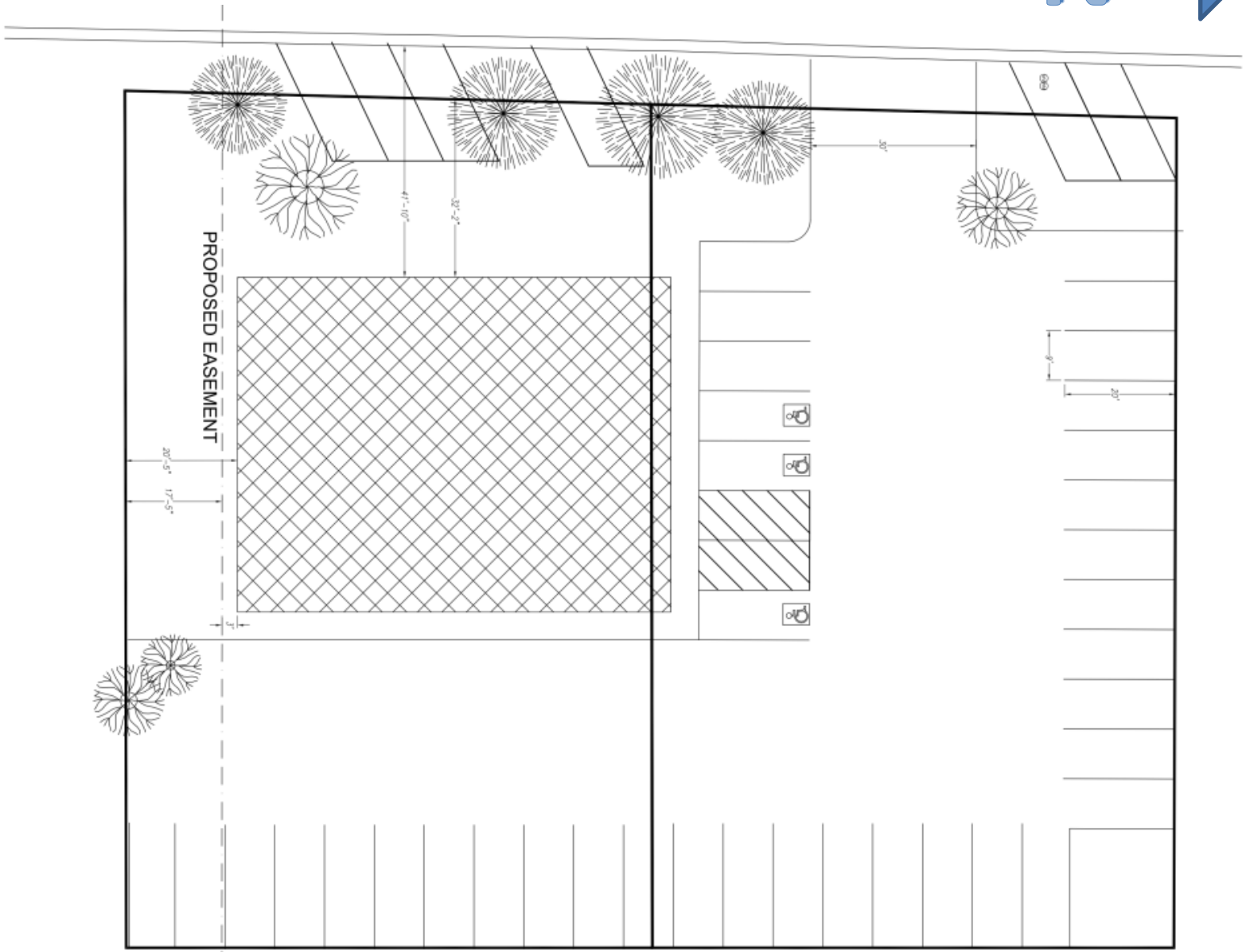
Aerial Photo



Aerial Photo Concept



Concept



Proposed Development Details

- Area: 0.67 acres
- Current Density: 6 DU/acre
- Proposed Density: 18-30 DU/acre
- **<u>Current Zone: R-2 Residential</u>**
  - 8,000 sf min
  - 80’ frontage min
  - 4.1 DU/acre max
- **<u>General Plan: ST District</u>**
  - Commercial, Residential
  - 14 to 20 DU/acre

Conclusion

The proposed development gives the opportunity for the City to acquire right of way for a needed future street connection to Main Street, promotes redevelopment of tired buildings, promotes redevelopment in area walkable to shopping facilities and is consistent with the uses and vision of the General Plan.

Recommended Conditions

1. Right of way dedication should line up with northern right of way line of 850 South. Right of way should be dedicated at the time of permit for the new development.
2. Driveway accessing 100 West should be placed as far north on the property as possible as shown on the site plan to avoid conflict with the intersection.
3. The site should not access the future road due to proximity to the intersection.
4. Building should not exceed 3 stories.

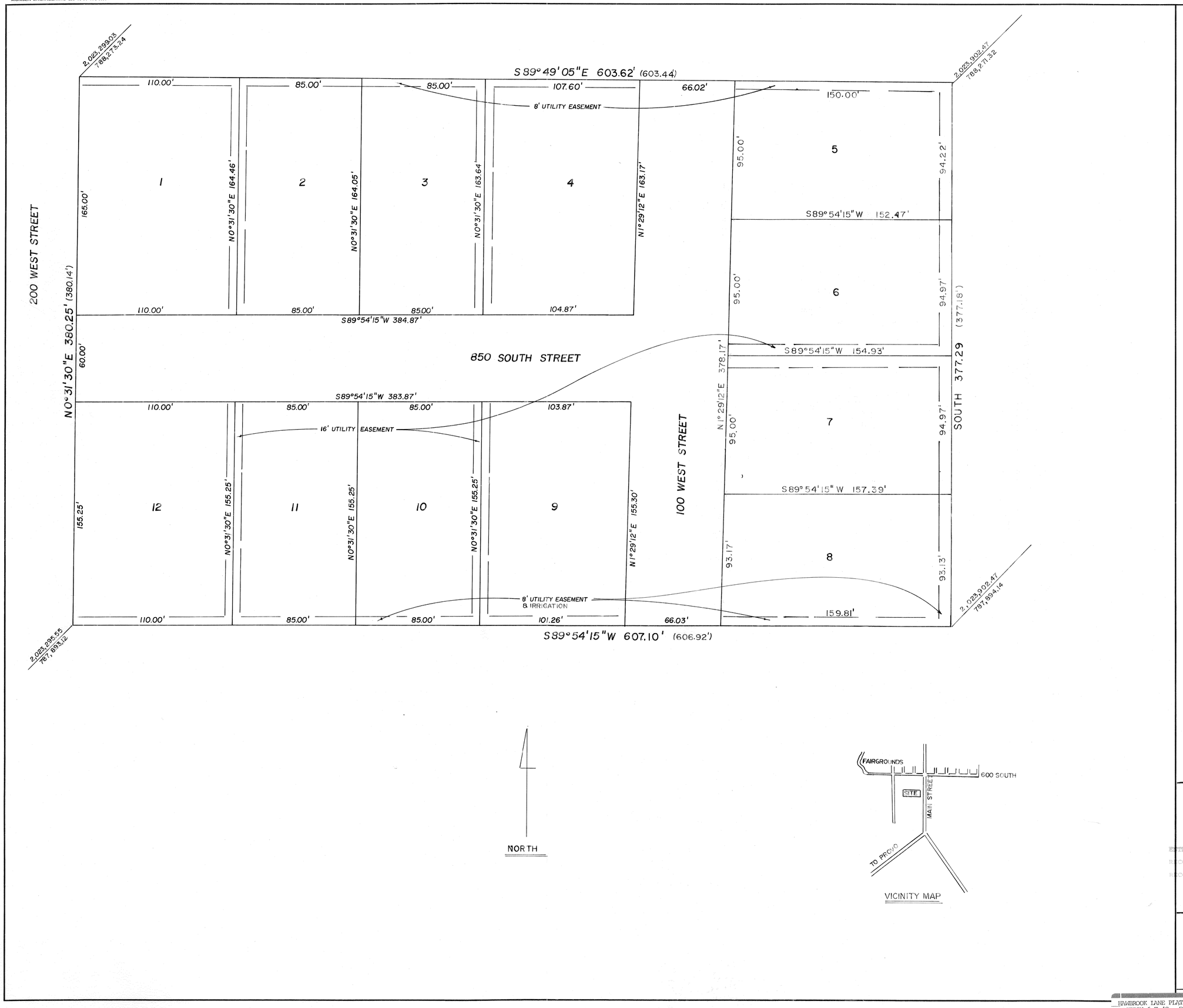
Recommendation

Staff recommends the Planning Commission hold the public hearing and consider public input in formulating a positive recommendation to the City Council for the proposed zone change from R-2 Residential to C-2 Commercial with a Master Development Agreement (MDA).

Policy Questions

1. Should the City rezone the property to permit the proposed development?
2. If so, what conditions should accompany the zone change?

MONSEN ENGINEERING 200 10-76 MC 5397+



SURVEYOR'S CERTIFICATE

I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 3371 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

COMMENCING NORTH 1323.40' AND WEST 91.25' FROM THE SOUTHEAST CORNER OF SECTION 6, T4S, R5E SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
S89°54'15"W	607.10'	
N0°31'30"E	380.25'	
S89°49'05"E	603.62	
SOUTH	377.29	TO THE POINT OF BEGINNING

BASIS OF BEARING = STATE PLANE COORDINATE BEARINGS

5-26-77
DATE

Bing Christensen
SURVEYOR
(See Seal Below)

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF Sept 15, A.D. 19 77.

Mack & Opha Davis — Wayne Simmons
Linden Moulton — Macklowes
Wayne Simmons — Felix Dimmock
Felix Davis

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE 16 DAY OF Sept, A.D. 19 77 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 4/18/78

Paul H Mitchell
NOTARY PUBLIC
(See Seal Below)

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS; EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 16 DAY OF Sept, A.D. 19 77.

Earl W. Cooper — O L Provost
Floyd Lee Wagoner
Roy A Whiting

APPROVED _____ ENGINEER (See Seal Below)

ATTEST Paul H Mitchell CLERK-RECORDER (See Seal Below)

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS _____

CITY-COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION APPROVAL

APPROVED THIS 2nd DAY OF August, A.D. 19 77, BY THE PLANNING COMMISSION

DIRECTOR-SECRETARY

Victor R. Mitchell
CHAIRMAN, PLANNING COMMISSION

PLAT "A"

HAWBROOK LANE

ENTRY NO. 111057 DATE Sept. 16, 1977 TIME 2:55 P.M. FEE 16.00
RECORDED FOR Mack Davis BOOK 114 PAGE 103-112
RECORDER Mary L. Chipman BY Glenna Moulton

SUBDIVISION

SCALE: 1" = FEET WASATCH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL

This form approved by County and the municipalities therein.

HAWBROOK LANE PLAT A
SECTION 6 T.4S. R.5E.

Planning Commission Staff Report

MEETING DATE:	9/12/2023
SUBJECT:	Request for a Site Plan approval for Old 40 North, located at 4705 North Old Highway-40 (Parcel 20-7956, Northwest of the intersection between Old Highway-40 and SR-32)(Planner Woodbury/Engineer Miner)
RESPONSIBLE:	Denna Woodbury
DEPARTMENT:	Planning
STRATEGIC RELEVANCE:	Community Development

SUMMARY

This item is an action item to consider Site Plan approval.

The policy question includes the following:

- Should a Site Plan be approved for Old 40 North?

RECOMMENDATION

Staff recommends that the Planning Commission approve the Site Plan for Old 40 North subject to findings and conditions.

BACKGROUND

GC Garcia, Inc has reviewed the Site Plan application for Old 40 North. The proposed project is located at 4705 North Old Highway-40 (Parcel 20-7956, northwest of the intersection between Old Highway-40 and SR-32).

The Old 40 North property has been through the annexation process and Preliminary Subdivision approval. The DMJ Annexation was previewed by the City Council on January 4, March 1, April 19, 2022 and May 3, 2022. Ordinance 2022-06 with the accompanying MDA was approved May 17, 2022.

The project is a mixed-use development consisting of 24 units located in 3 buildings and is located within the NVOZ (North Village Overlay Zone) district. The Development Agreement allows for "mixed-use development, including commercial uses on the ground floor(s) and support uses on the upper floor, and recreational and open space uses". The project is allowed to construct up to 60 ERUs under the Development Agreement.

DISCUSSION

The Site Plan shows one lot that is 8.718 acres with 24 units located within 3 buildings that step up the hill from Old Highway 40. The project's primary access is off of Old Highway 40. A secondary access is located off of State Route 32.

The buildings step up the hill and are three stories tall, plus a roof deck for each unit. The first story/ground level is accessed from the lower part of the slope, while the second story can be accessed from the upper part of the slope. The Development Agreement requires that all ground level floors in the project are limited to commercial uses. A variety of Commercial Support uses are allowed on the top floor -such as Conference Rooms, Break Rooms, Lockers, Offices, and other uses as allowed by zoning; however, any Support Commercial residential uses will be exclusively restricted to individuals who work within the Project, (work force housing), and restricted to only the second or third floors.

The buildings meet the requirements for colors and materials in the NVOZ district. The building materials are EIFS, metal, stone, and wood.

A parking study has been completed for this project to demonstrate that the parking is sufficient for the project and proposed uses. The City requirement is for 281 parking spaces. The study shows that 147 parking stalls are needed. The proposed Site Plan provides 206 parking spaces.

The landscape plan meets the Code required landscaping. The plan shows new landscaping around the buildings, parking lot, and drive aisles. The remainder of the parcel will remain as the existing natural vegetation.

The site plan shows the trail corridor that meanders through State Route 32 right of way and the project property line.

FISCAL IMPACT

None

CONCLUSION

The proposed Site Plan Approval for Old 40 North meets the City Code and is recommended for approval.

Staff recommends that the Site Plan Approval for Old 40 North be approved by the Planning Commission with the following findings and conditions:

Findings
1. The application is consistent with the Municipal Zoning Code.
2. The application is consistent with the General Plan.
3. The proposed Site Plan shall comply with City ordinances, Federal, State Law, as applicable to the site where the conditional use is located.

Conditions:
1 All requirements of the City Engineer shall be met.
2. All other Code Requirements shall be met.
3. Any other conditions or changes as articulated by the Planning Commission.
4. Get a permit from UDOT for the access on SR 32.

5. Get a permit from the canal company for the access on SR 32.
6. Add a notes to the engineering drawings stating that the contractor must get building permits for the retaining walls.

ALTERNATIVES

Staff Recommended Option - Approval

I move to **approve** the item as presented, with the findings and conditions as presented in the conclusion above.

Alterntive 2 - Continuance

I move to **continue** the item to another meeting on , with direction to the applicant and/or Staff on information and / or changes needed to render a decision, as follows:

Alternative 3 - DENIAL

I move to **deny** the item with the following findings.

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member: Denna Woodbury, Planning Consultant

EXHIBITS

1. Mayflower_re-submittal
2. 23.08.14 - MAYFLOWER LOFTS - BUILDING ONE ELEVATIONS
3. 23.08.14 - MAYFLOWER LOFTS - BUILDING THREE ELEVATIONS
4. 23.08.14 - MAYFLOWER LOFTS - BUILDING TWO ELEVATIONS
5. P__CLA Master_project drawings_22.062 - Heber Flex_CD_REVIT_BLDG 2_V23_john5V5VP
6. OLD-40 petebase072523 LANDSCAPE (1)
7. site plan
8. parking study

3 A201 ELEVATION
1/8" = 1'-0"

6 A201 ELEVATION
1/8" = 1'-0"

2 A201 ELEVATION
1/8" = 1'-0"

4 A201 ELEVATION
1/8" = 1'-0"

5 A201 ELEVATION
1/8" = 1'-0"

1 A201 ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIALS

MARK	MATERIAL	MANUF.	MODEL/COLOR	SF	%
CONC-1	CONCRETE LINTELS	ARTRA	CLC	102 SF	0%
EIFS 1	STUCCO	TBD	MOUNTAIN FOG	6137 SF	24%
MTL 1	ALUMINUM METAL	ALUCOBOND	DRIFTWOOD MICA	5633 SF	22%
WD-1	WOOD SIDING 1	MONTANA TIMBER	CHARWOOD EBONY	3621 SF	14%
WD-2	WOOD SIDING 2	TRESTLEWOOD	NATURE AGED LUMBER SIDING	10314 SF	40%
				25807 SF	100%

PROGRESS SET

PRINTED DATE
8/14/2023 5:54:34 PM

LAYTON DAVIS ARCHITECTS
2005 East 2700 | South Suite 200 Salt Lake City, Utah 84109
p:801.487.0715 | f:801.487.0716

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MAYFLOWER LOFTS - BUILDING 1

HEBER CITY, UTAH

#	ISSUE DESCRIPTION	ISS. DATE

#	REV. DESCRIPTION	DATE

PROJECT NO.
22.062

DWN BY / CHK BY
CS

TITLE
ELEVATIONS

30X42 SHEET #
A201

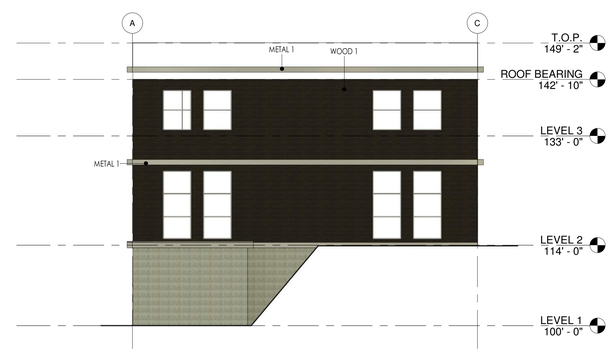
EXTERIOR MATERIALS

MARK	MATERIAL	MANUF.	MODEL/COLOR	SF	%
EIFS 1	STUCCO	TBD	MOUNTAIN FOG	9871 SF	21%
METAL 1	ALUMINUM METAL	ALUCOBOND	DRIFTWOOD MICA	10217 SF	22%
STONE -1	STONE VENEER	MOUNTIAN VALLEY STONE	QUARRY BLEND, NATURAL STRIP	1922 SF	4%
WOOD 1	WOOD SIDING 1	MONTANA TIMBER	CHARWOOD EBONY	13345 SF	28%
WOOD 2	WOOD SIDING 2	TRESTLEWOOD	NATURE AGED LUMBER	11676 SF	25%
				47031 SF	100%

2 A201 ELEVATION
3/32" = 1'-0"

5 A201 ELEVATION
3/32" = 1'-0"

1 A201 ELEVATION
3/32" = 1'-0"



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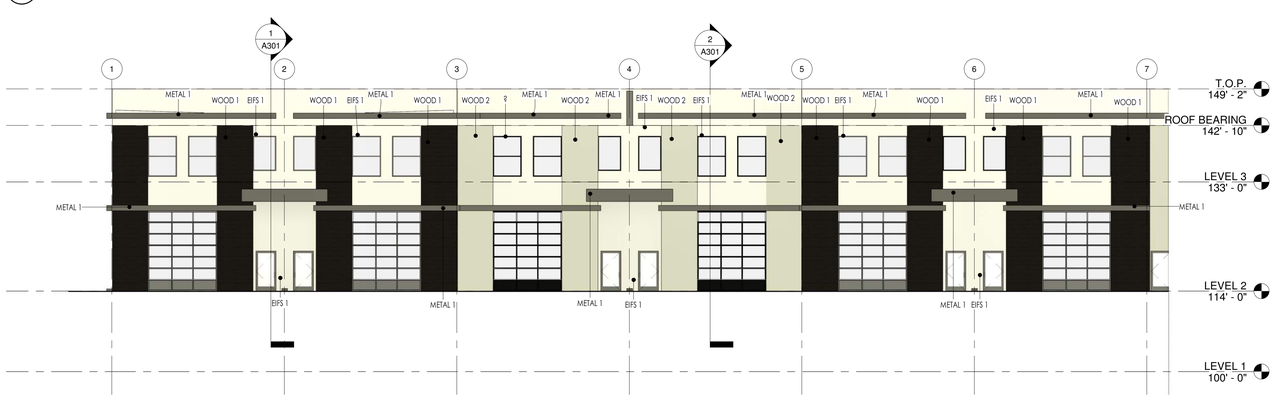

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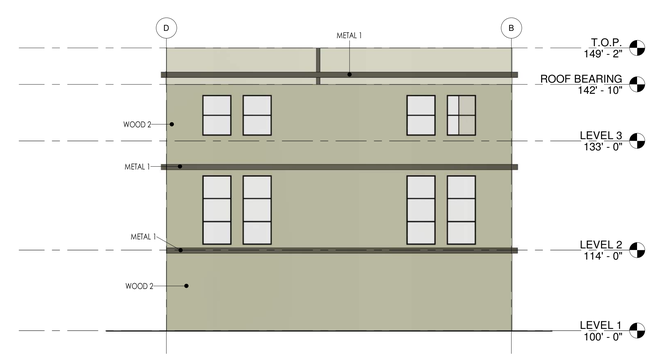

6 A201 ELEVATION
3/32" = 1'-0"

PROGRESS SET

PRINTED DATE
8/14/2023 6:44:42 PM

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2005 East 2700 | South Suite 200 Salt Lake City, Utah 84109
p:801.487.0715 | f:801.487.0716

MAYFLOWER LOFTS BUILDING 3

HEBER CITY, UTAH

#	ISSUE DESCRIPTION	ISS. DATE

#	REV. DESCRIPTION	DATE

PROJECT NO.
22.062

DWN BY / CHK BY
Author

TITLE
ELEVATIONS

30X42 SHEET #
A201

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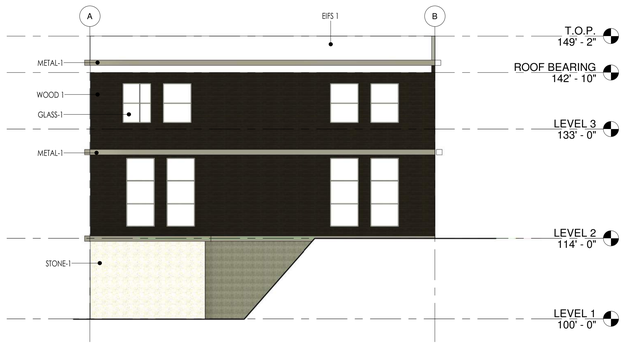
EXTERIOR MATERIALS

MARK	MANUF.	MODEL/COLOR	SF	%
EIFS 1	STUCCO	MOUNTAIN FOG	7689 SF	22%
METAL 1	ALUCOBOND	DRIFTWOOD MICA	7488 SF	22%
STONE-1	MOUNITAN VALLEY STONE	BUILDING VENEER	1405 SF	4%
WOOD 1	MONTANA TIMBER	CHARWOOD EBONY	9243 SF	27%
WOOD 2	TRESTLEWOOD	NATURE AGED LUMBER SIDING	8645 SF	25%
			34470 SF	100%



5 A201 EXTERIOR ELEVATION
3/32" = 1'-0"

6 A201 EXTERIOR ELEVATION
3/32" = 1'-0"

3 A201 EXTERIOR ELEVATION
3/32" = 1'-0"

4 A201 EXTERIOR ELEVATION
3/32" = 1'-0"

1 A201 EXTERIOR ELEVATION
3/32" = 1'-0"

2 A201 EXTERIOR ELEVATION
3/32" = 1'-0"

PROGRESS SET

PRINTED DATE
8/14/2023 5:06:26 PM

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MAYFLOWER LOFTS - BUILDING 2

HEBER CITY, UTAH

#	ISSUE DESCRIPTION	ISS. DATE

#	REV. DESCRIPTION	DATE

PROJECT NO.
22.062

DWN BY / CHK BY
AR

TITLE
ELEVATIONS

30X42 SHEET #
A201

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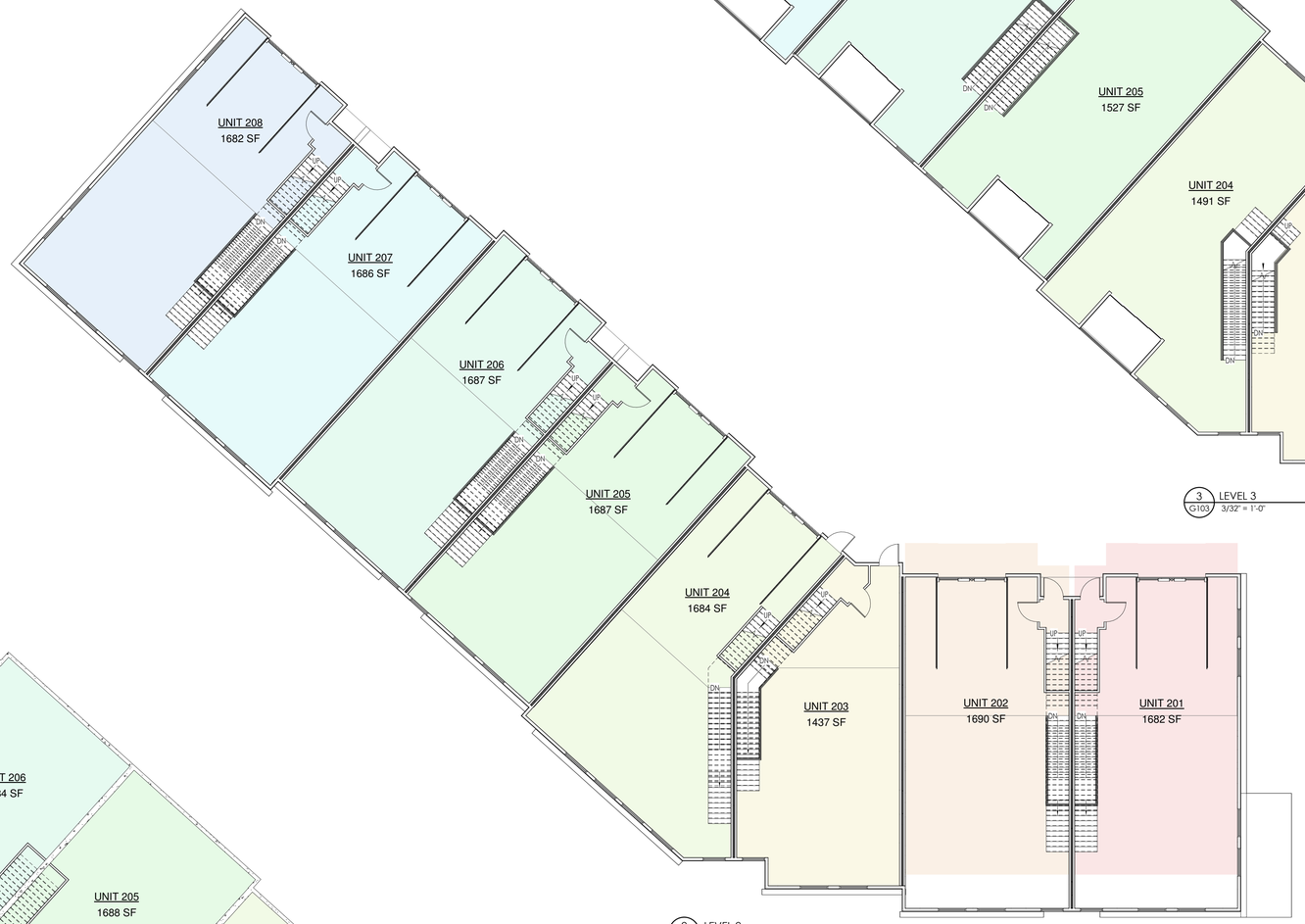
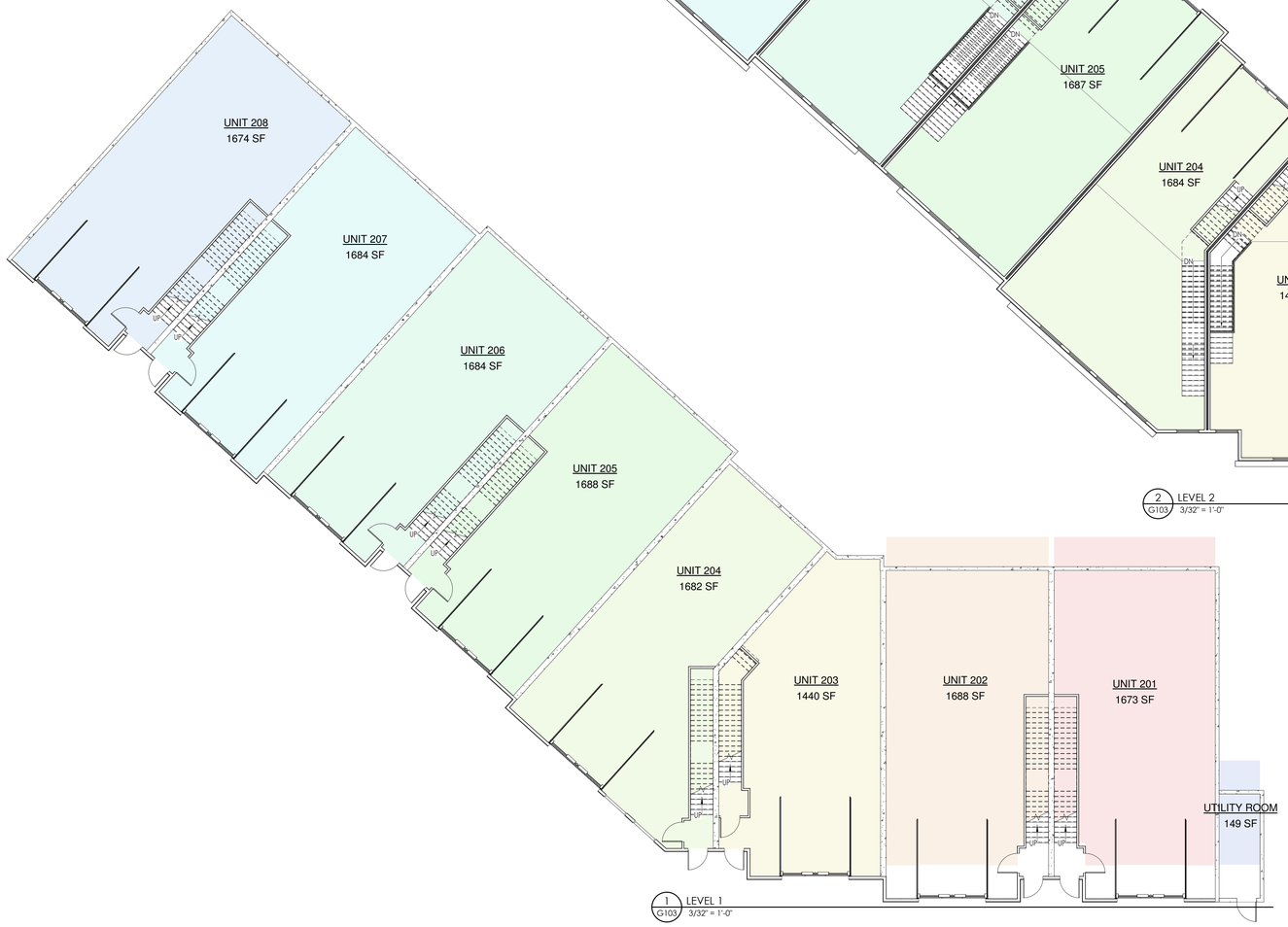
4 G103 BUILDING 2 - ISO

3 G103 LEVEL 3
3/32" = 1'-0"



2 G103 LEVEL 2
3/32" = 1'-0"



1 G103 LEVEL 1
3/32" = 1'-0"

BUILDING 2 AREA

UNIT	SF
UNIT 201	1,673 SF
UNIT 202	1,688 SF
UNIT 203	1,440 SF
UNIT 204	1,682 SF
UNIT 205	1,688 SF
UNIT 206	1,684 SF
UNIT 207	1,684 SF
UNIT 208	1,674 SF
UTILITY ROOM	149 SF
LEVEL 1	13,362 SF
UNIT 201	1,682 SF
UNIT 202	1,690 SF
UNIT 203	1,437 SF
UNIT 204	1,684 SF
UNIT 205	1,687 SF
UNIT 206	1,687 SF
UNIT 207	1,686 SF
UNIT 208	1,682 SF
LEVEL 2	13,237 SF
UNIT 201	1,523 SF
UNIT 202	1,531 SF
UNIT 203	1,263 SF
UNIT 204	1,491 SF
UNIT 205	1,527 SF
UNIT 206	1,527 SF
UNIT 207	1,526 SF
UNIT 208	1,522 SF
LEVEL 3	11,910 SF
GRAND TOTAL:	38,508 SF

PROGRESS SET

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MAYFLOWER LOFTS - BUILDING 2

HEBER CITY, UTAH

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#	ISSUE DESCRIPTION	ISS. DATE

PROJECT NO.
22.062

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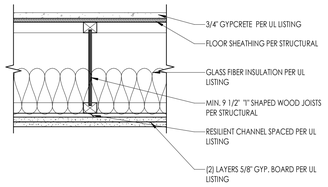
AR/CS

TITLE
BLDG 2 AREAS

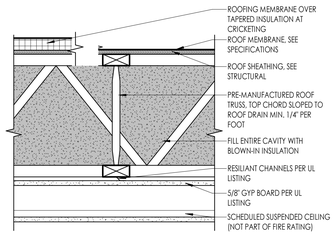
30X42 SHEET #
G103



NOTES :

RATING : 1 HOUR
TESTING # : UL L570
SCALE: 1 1/2" = 1'-0"

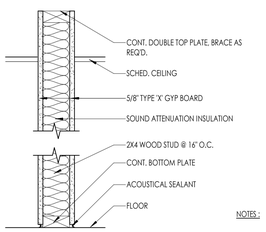
HORIZONTAL ASSMBLY: F1



NOTES :

RATING : 1 HOUR
TESTING # : UL P522
SCALE: 1 1/2" = 1'-0"

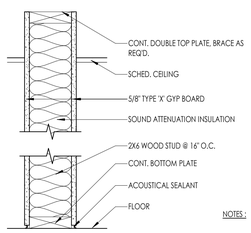
HORIZONTAL ASSMBLY: R1



NOTES :

HEIGHT : EXTEND 6" ABOVE FINISHED CEILING
RATING :
TESTING # :
SCALE: 1 1/2" = 1'-0"

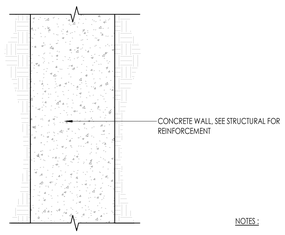
WALL TYPE: W4A



NOTES :

HEIGHT : EXTEND 6" ABOVE FINISHED CEILING
RATING :
TESTING # :
SCALE: 1 1/2" = 1'-0"

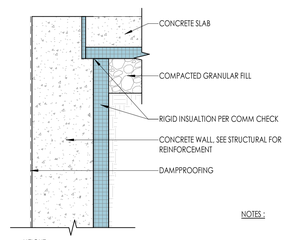
WALL TYPE: W6A



NOTES :

HEIGHT :
RATING :
TESTING # :
SCALE: 1 1/2" = 1'-0"

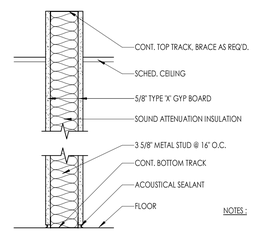
WALL TYPE: C8



NOTES :

HEIGHT :
RATING :
TESTING # :
SCALE: 1 1/2" = 1'-0"

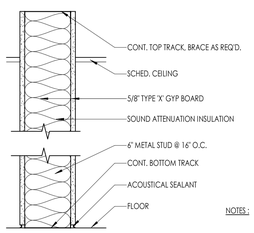
WALL TYPE: C8A



NOTES :

HEIGHT : EXTEND 6" ABOVE FINISHED CEILING
RATING :
TESTING # :
SCALE: 1 1/2" = 1'-0"

WALL TYPE: M4A



NOTES :

HEIGHT : EXTEND 6" ABOVE FINISHED CEILING
RATING :
TESTING # :
SCALE: 1 1/2" = 1'-0"

WALL TYPE: M6A

PROGRESS SET

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MAYFLOWER LOFTS - BUILDING 2

HEBER CITY, UTAH

#	ISSUE DESCRIPTION	ISS. DATE

#	REV. DESCRIPTION	DATE

PROJECT NO.
22.062

DWN BY / CHK BY
Author

TITLE
ASSEMBLY TYPES

30X42 SHEET #
G110

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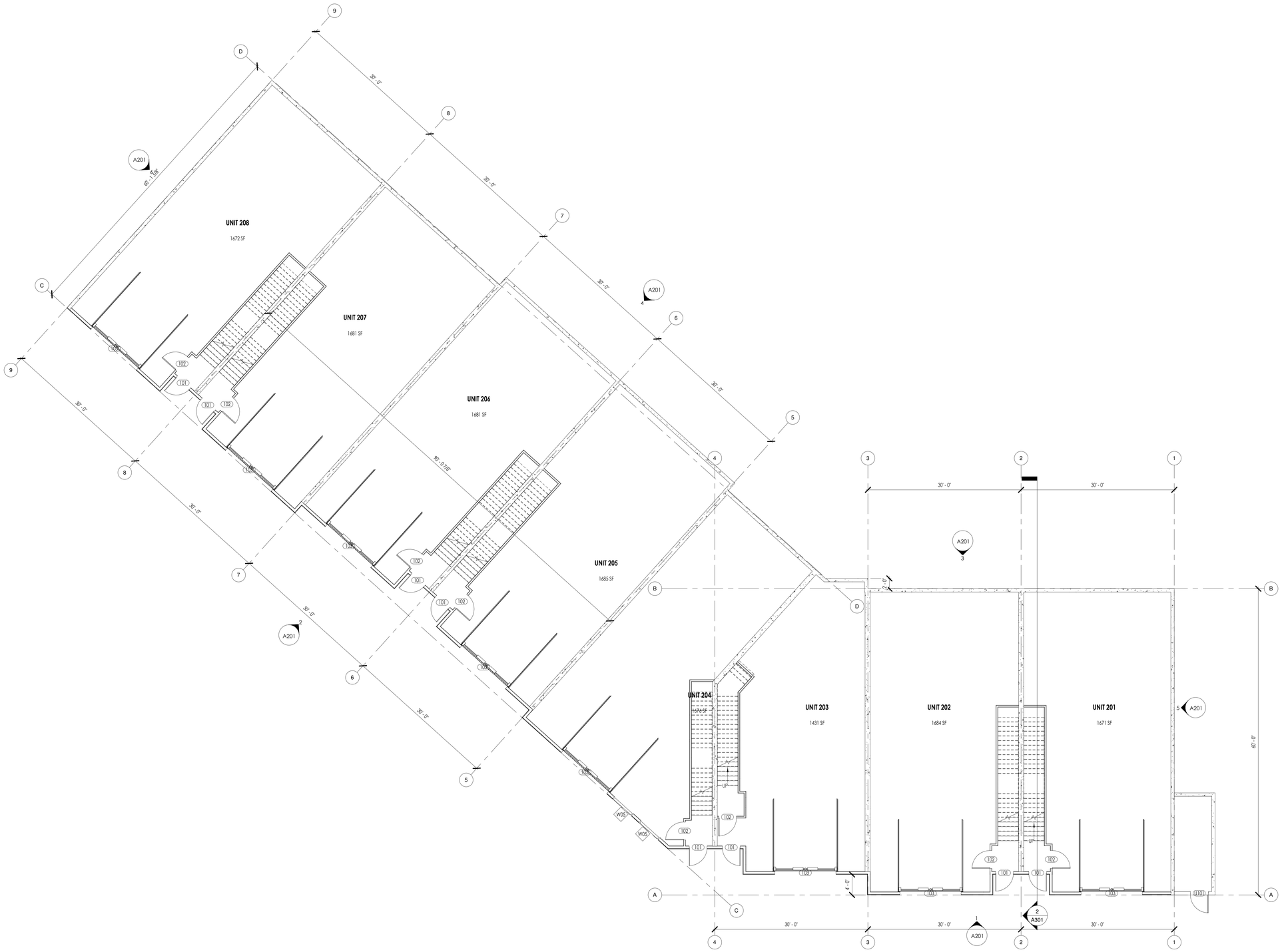

1 A101 LEVEL 1 FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES- FLOOR PLAN

1. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED DURING CONSTRUCTION
2. DIMENSIONS ARE TO FACE OF STUD, FINISH FACE OF EXISTING WALLS, U.N.O.
3. FURNITURE, N.I.C. FOR ILLUSTRATION ONLY
4. ANY WALLS OR WINDOWS NOT LABELED ARE EXISTING
5. ALL DIMENSIONS TO BE V.I.F.
6. ALL ROUGH OPENINGS TO BE VERIFIED IN FIELD.
7. MILLWORK COLOR AND STYLE TO BE DETERMINED BY OWNER COUNTERTOP AT 34" A.F.F.
8. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD ON ALL PLUMBED WET WALLS.
9. ALL INTERIOR DRYWALLTO RECEIVE LEVEL 4 SMOOTH FINISH WITH 90 SQUARE CORNERS.
10. PROVIDE WALL BLOCKING AS REQUIRED FOR WALL MOUNTED FIXTURES AND ACCESSORIES.

KEYNOTE LEGEND

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LEVEL 1 FLOOR PLAN

30X42 SHEET #
A101

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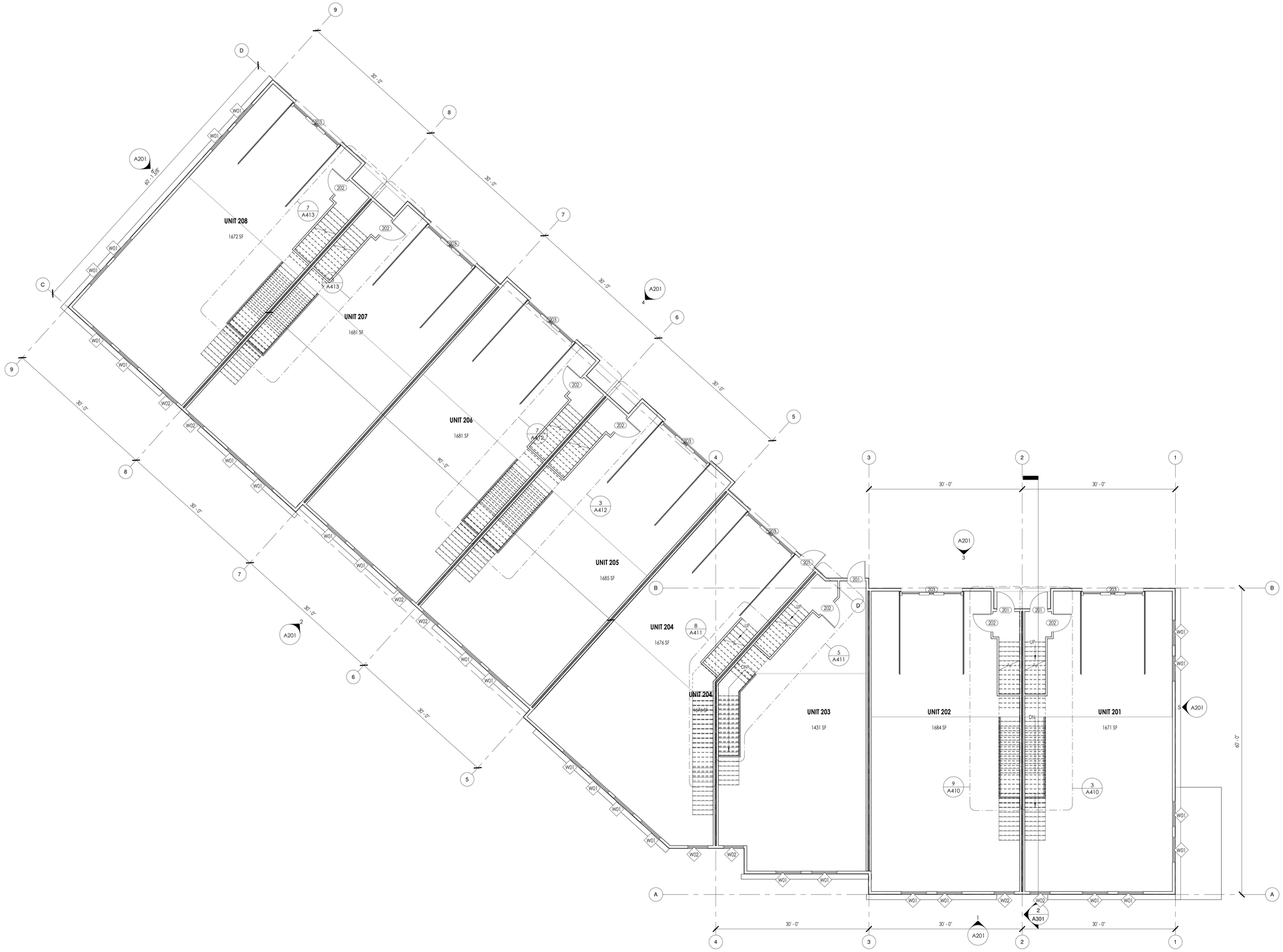

1 LEVEL 2 FLOOR PLAN
A102 1/8" = 1'-0"

PROGRESS SET

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MAYFLOWER LOFTS - BUILDING 2

HEBER CITY, UTAH

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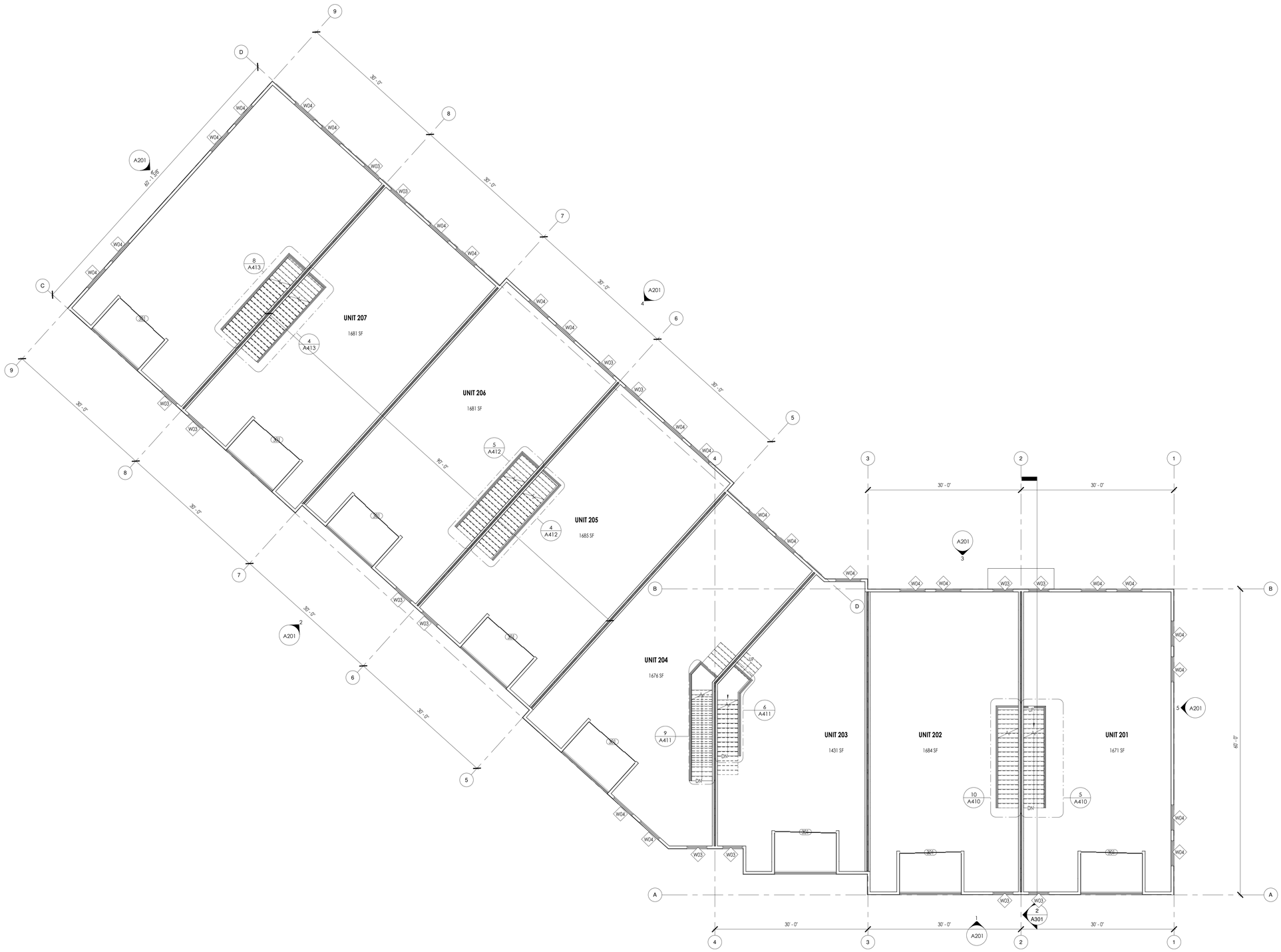
PROJECT NO.
22.062

DWN BY / CHK BY
Author

TITLE
LEVEL 2 FLOOR PLAN

30X42 SHEET #
A102

BUILDING 2 UNIT SCHEDULE	
UNIT	AREA
LEVEL 1	
UNIT 201	1671 SF
UNIT 202	1684 SF
UNIT 203	1431 SF
UNIT 204	1676 SF
UNIT 205	1685 SF
UNIT 206	1681 SF
UNIT 207	1681 SF
UNIT 208	1672 SF
8	13181 SF



1 A103 LEVEL 3 FLOOR PLAN
1/8" = 1'-0"

PROGRESS SET

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MAYFLOWER LOFTS - BUILDING 2

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PROJECT NO.
22.062

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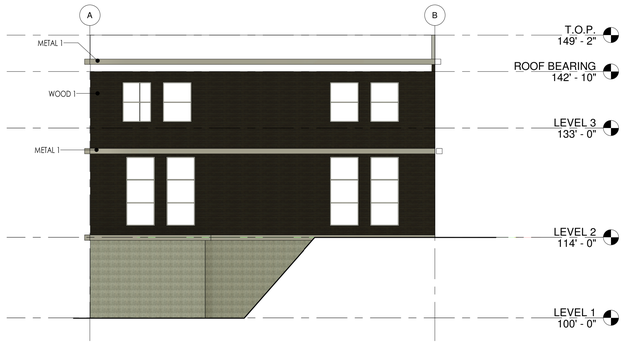
AR/CS

TITLE
LEVEL 3 FLOOR PLAN

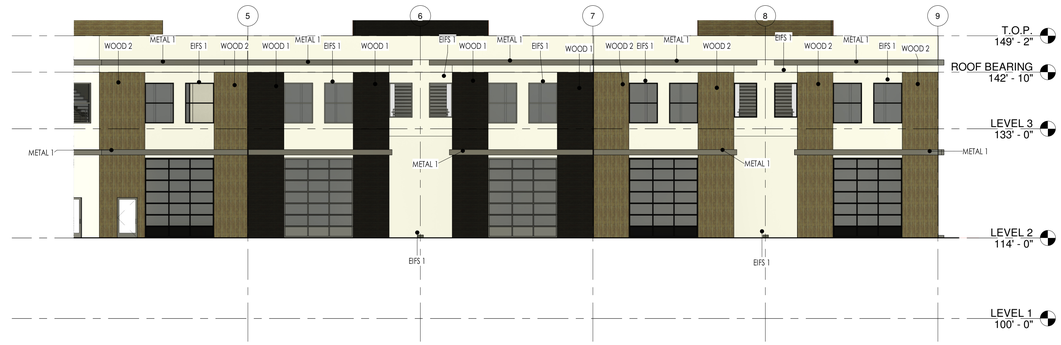
30X42 SHEET #
A103



5 A201 EXTERIOR ELEVATION
3/32" = 1'-0"

6 A201 EXTERIOR ELEVATION
3/32" = 1'-0"

3 A201 EXTERIOR ELEVATION
3/32" = 1'-0"



4 A201 EXTERIOR ELEVATION
3/32" = 1'-0"

1 A201 EXTERIOR ELEVATION
3/32" = 1'-0"

2 A201 EXTERIOR ELEVATION
3/32" = 1'-0"

PROGRESS SET

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MAYFLOWER LOFTS - BUILDING 2

HEBER CITY, UTAH

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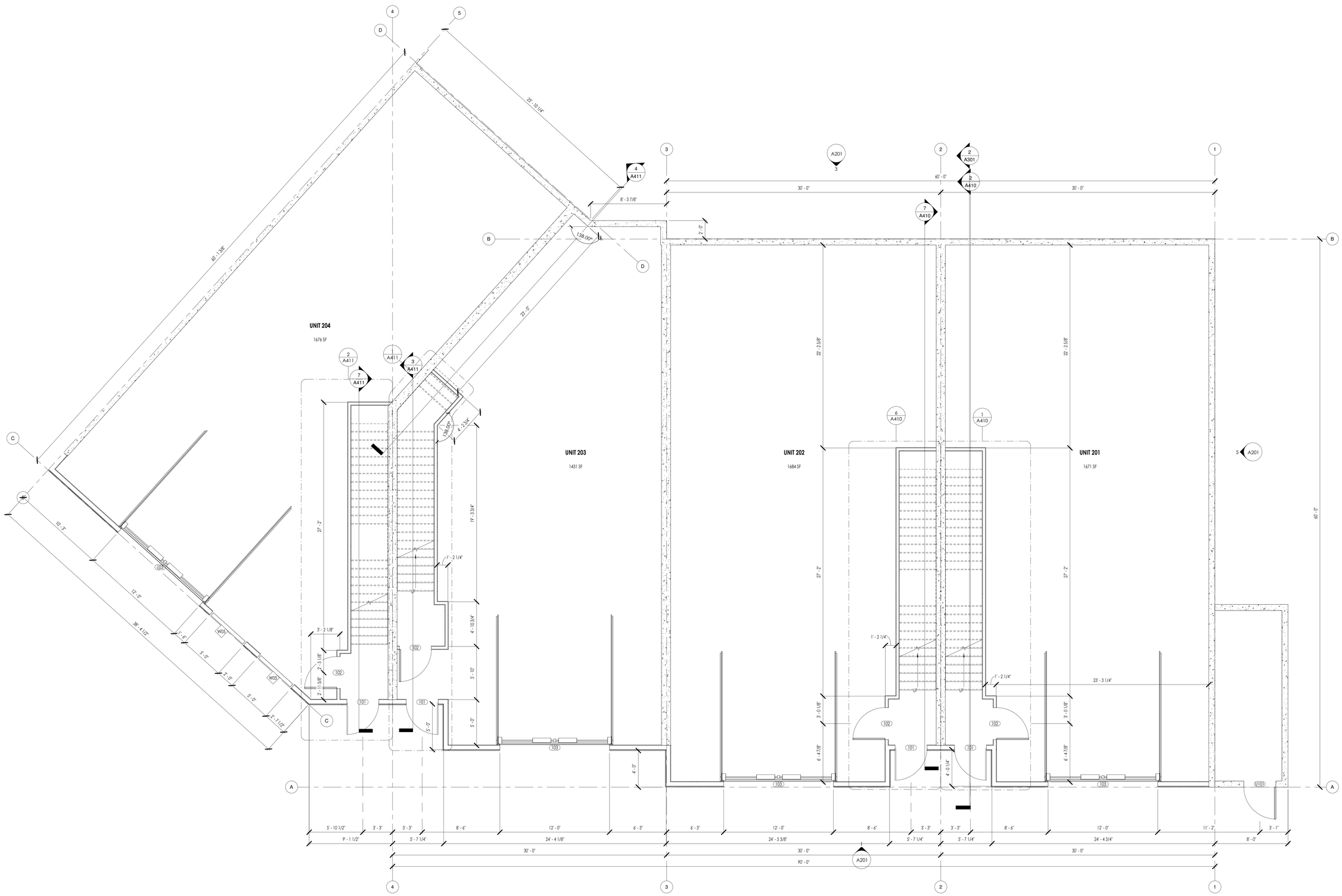
Author

TITLE
ELEVATIONS

30X42 SHEET #
A201



1 A401 LEVEL 1 FLOOR PLAN AREA A
1/4" = 1'-0"

PROGRESS SET

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TITLE
PLANS - ENLARGED

30X42 SHEET #
A401

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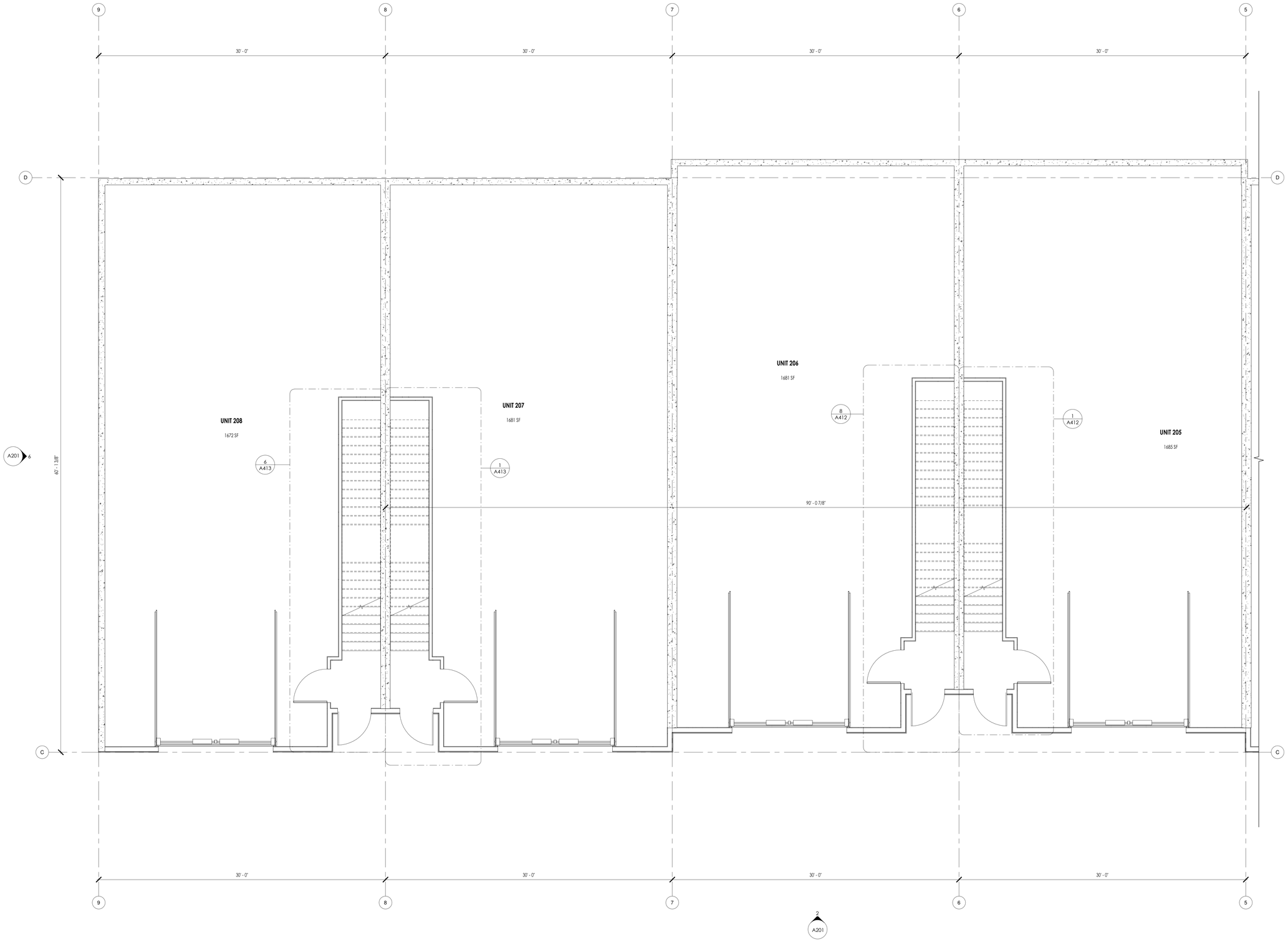

1 A402 LEVEL 1 FLOOR PLAN AREA B
1/4" = 1'-0"

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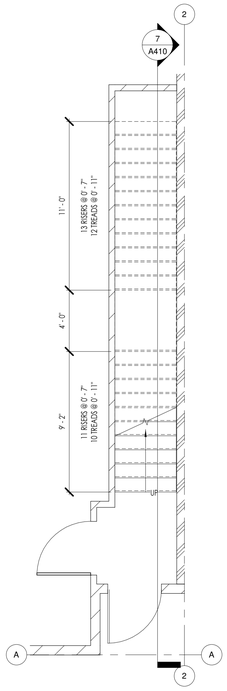
Author

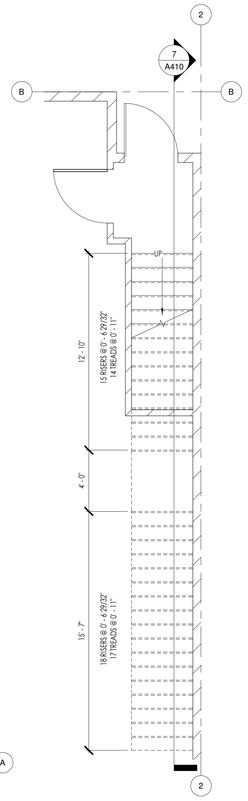
TITLE
PLANS - ENLARGED

30X42 SHEET #
A402

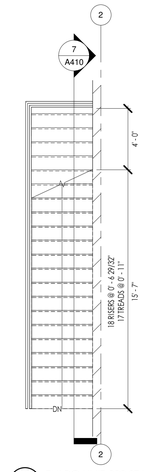
KEYNOTE LEGEND



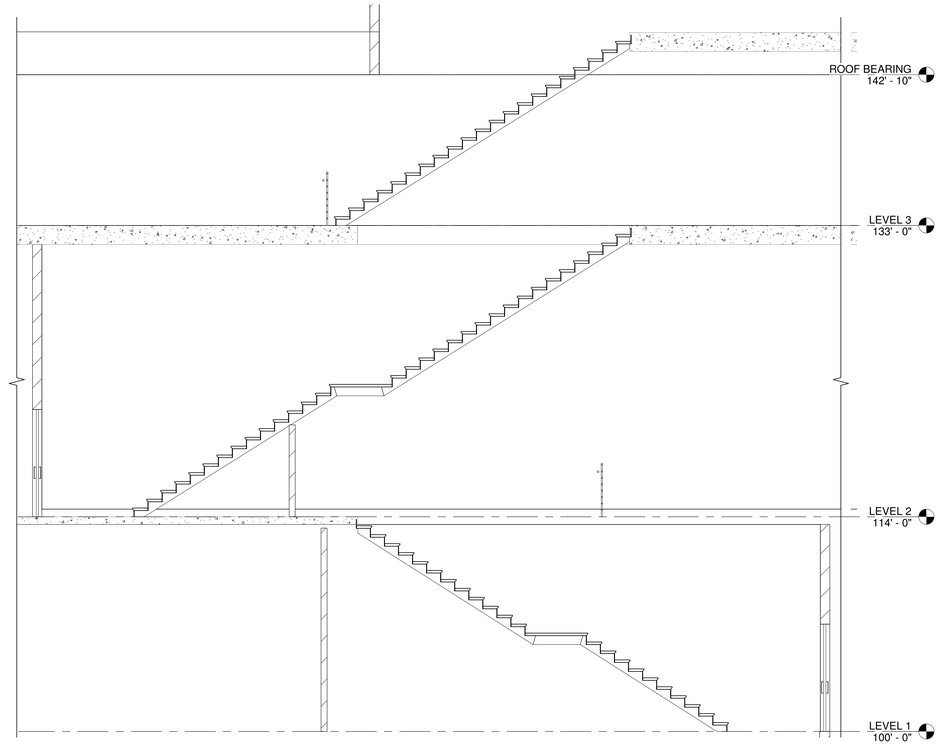
6 A410 ENLRG UNIT 202 STAIR PLAN - LEVEL 1
1/4" = 1'-0"



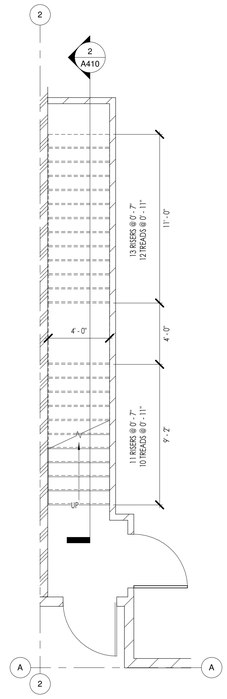
9 A410 ENLRG UNIT 202 STAIR PLAN - LEVEL 2
1/4" = 1'-0"



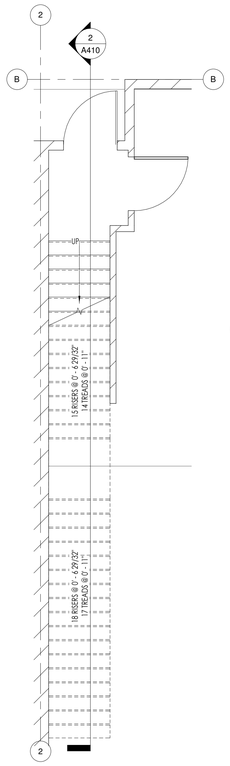
10 A410 ENLRG UNIT 202 STAIR PLAN - LEVEL 3
1/4" = 1'-0"



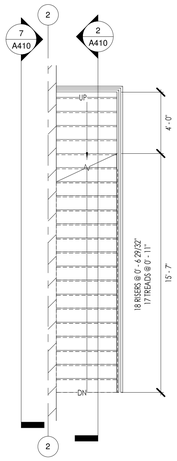
7 A410 UNIT 202 STAIR SECTION
1/4" = 1'-0"



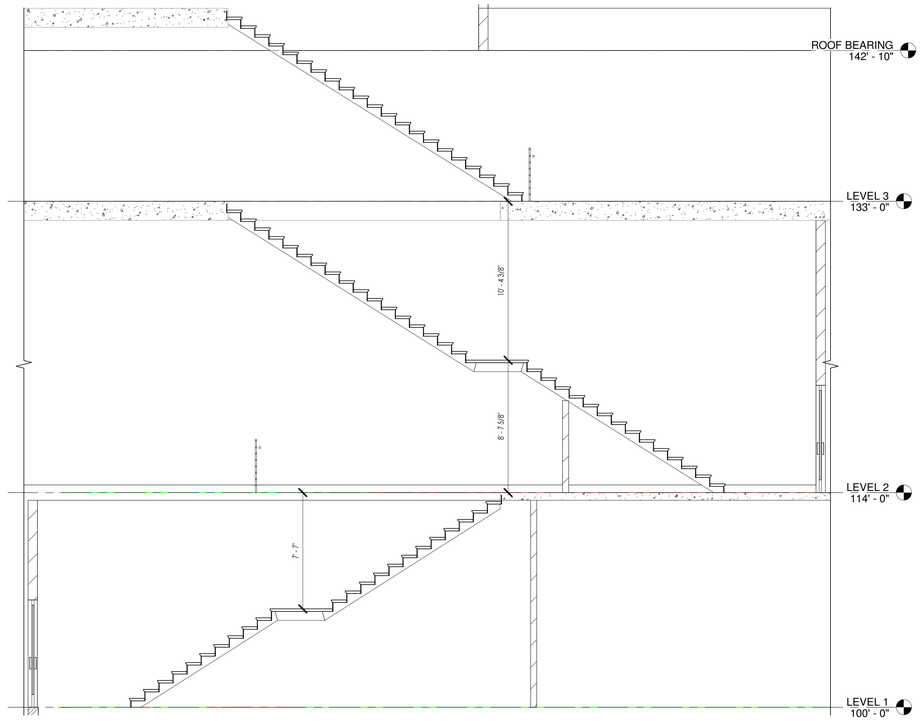
1 A410 ENLRG UNIT 201 STAIR PLAN - LEVEL 1
1/4" = 1'-0"



3 A410 ENLRG UNIT 201 STAIRS PLAN - LEVEL 2
1/4" = 1'-0"



5 A410 ENLRG UNIT 201 STAIR PLAN - LEVEL 3
1/4" = 1'-0"



2 A410 UNIT 201 STAIR SECTION
1/4" = 1'-0"

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MAYFLOWER LOFTS - BUILDING 2

HEBER CITY, UTAH

#	REV. DESCRIPTION	DATE

#	ISSUE DESCRIPTION	ISS. DATE

PROJECT NO.
22.062

DWN BY / CHK BY
Author

TITLE
ENLARGED STAIR PLANS - UNIT 201 & 202

30X42 SHEET #
A410

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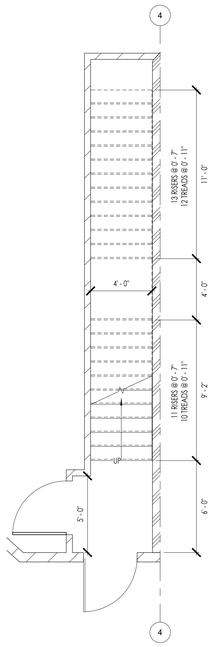
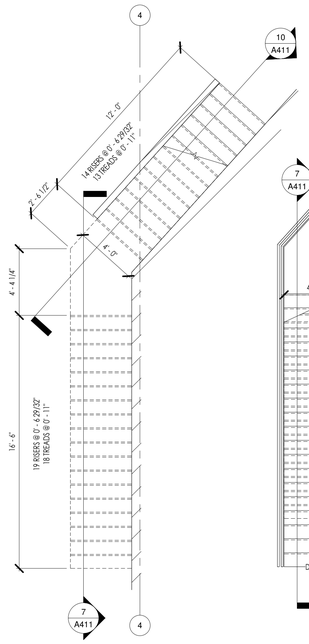
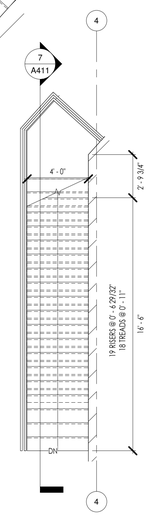
KEYNOTE LEGEND



2 A411 ENLRG UNIT 204 STAIR PLAN - LEVEL 1
1/4" = 1'-0"



8 A411 ENLRG UNIT 204 STAIR PLAN - LEVEL 2
1/4" = 1'-0"



9 A411 ENLRG UNIT 204 STAIR PLAN - LEVEL 3
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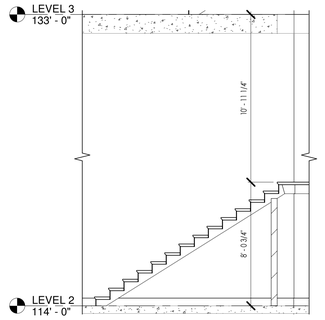
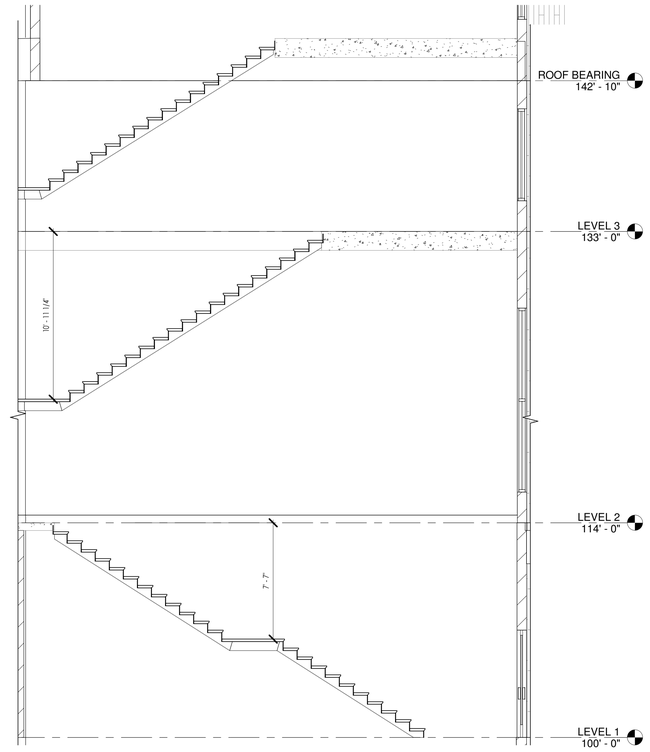
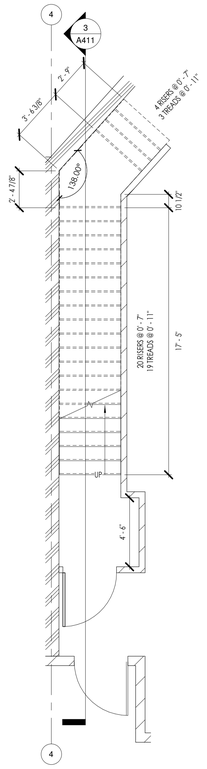


10 A411 UNIT 204 STAIR SECTION
1/4" = 1'-0"



7 A411 UNIT 204 STAIR SECTION
1/4" = 1'-0"



1 A411 ENLRG UNIT 203 STAIR PLAN - LEVEL 1
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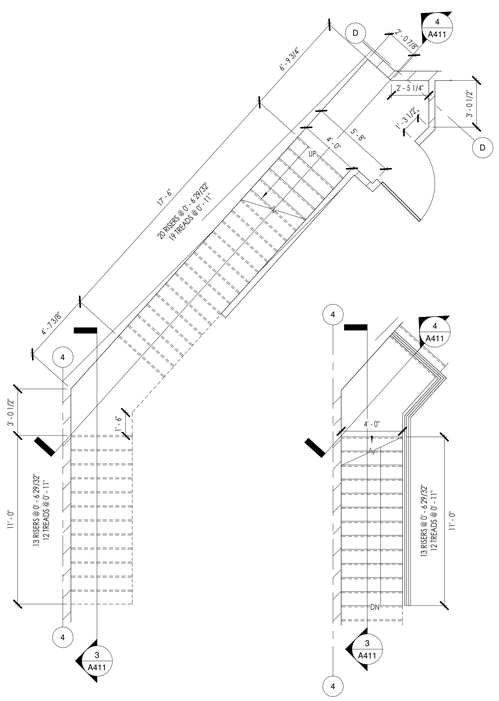
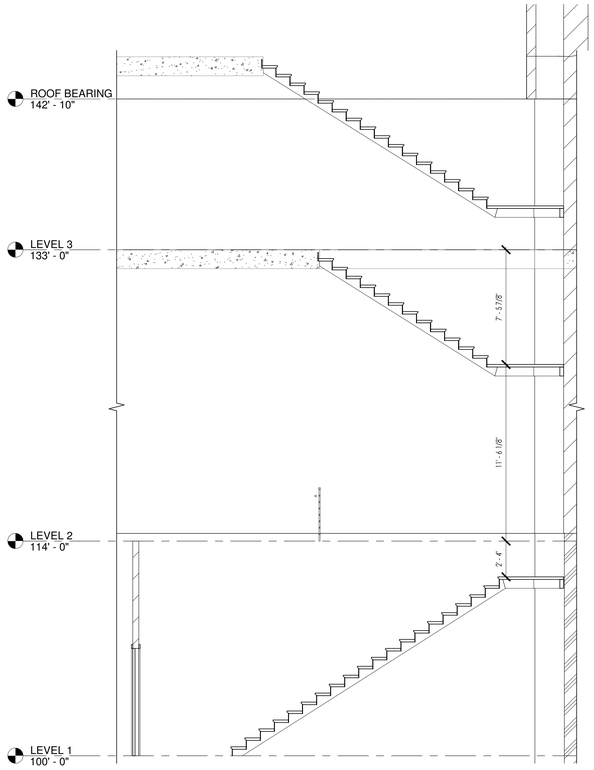


5 A411 ENLRG UNIT 203 STAIR PLAN - LEVEL 2
1/4" = 1'-0"

6 A411 ENLRG UNIT 203 STAIR PLAN - LEVEL 3
1/4" = 1'-0"



3 A411 UNIT 203 STAIR SECTION 1
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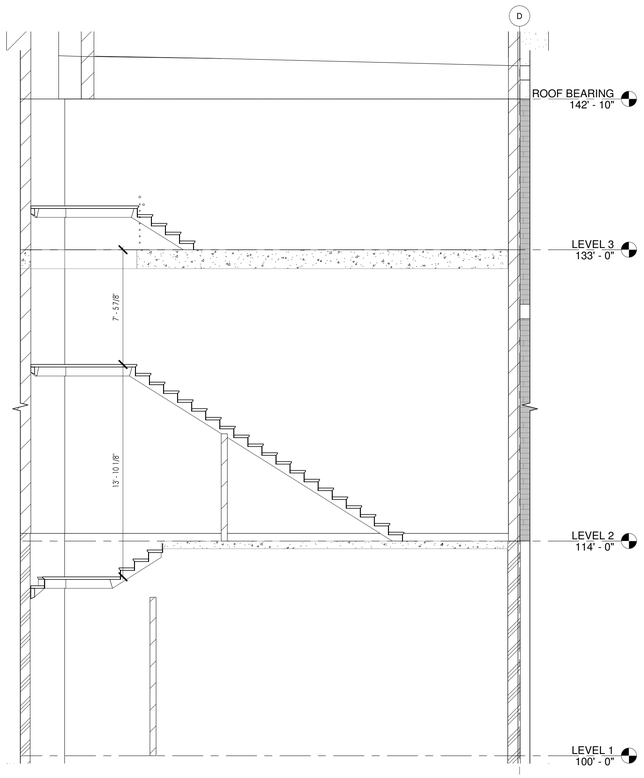

4 A411 UNIT 203 STAIR SECTION 2
1/4" = 1'-0"

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MAYFLOWER LOFTS - BUILDING 2

HEBER CITY, UTAH

#	ISSUE DESCRIPTION	ISS. DATE

#	REV. DESCRIPTION	DATE

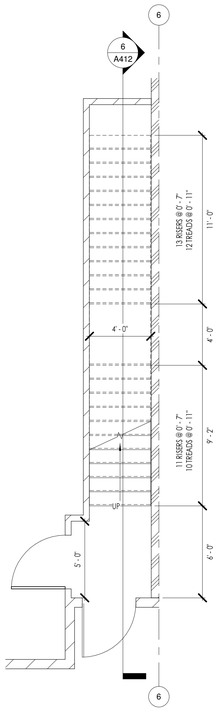
PROJECT NO.
22.062

DWN BY / CHK BY
Author

TITLE
ENLARGED STAIR PLANS - UNIT 203 & 204

30X42 SHEET #
A411

KEYNOTE LEGEND



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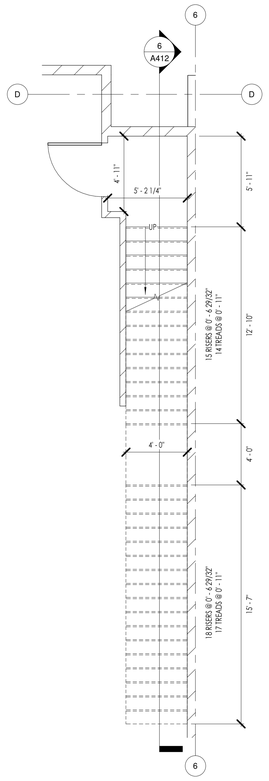

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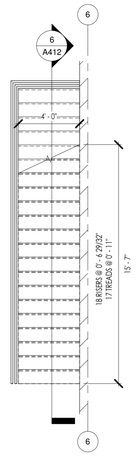

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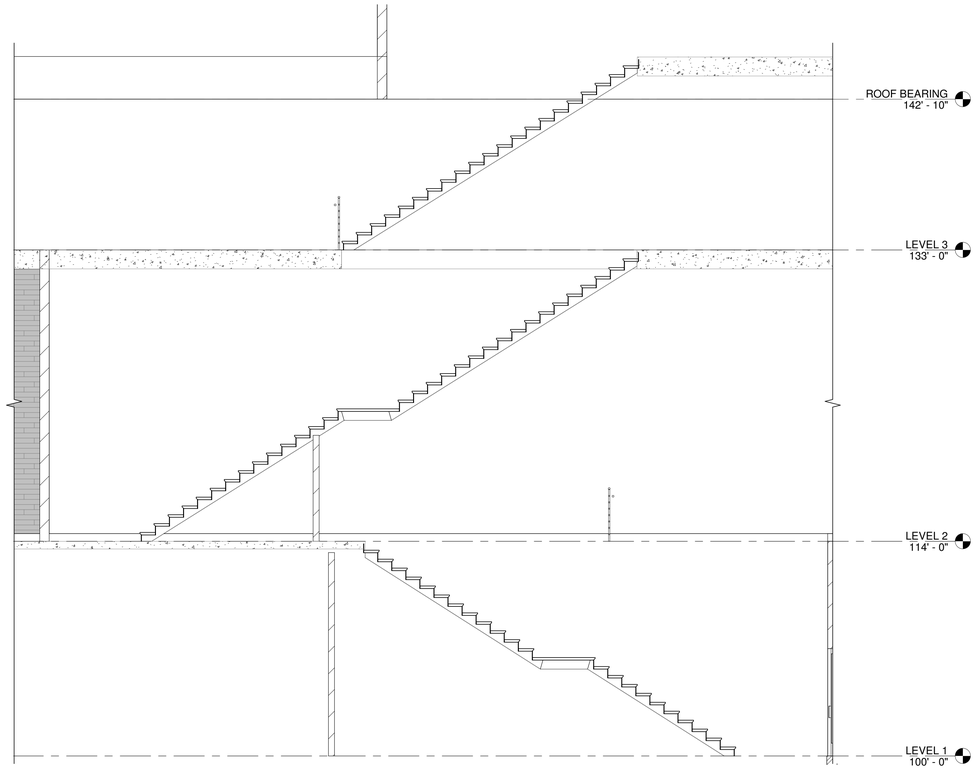

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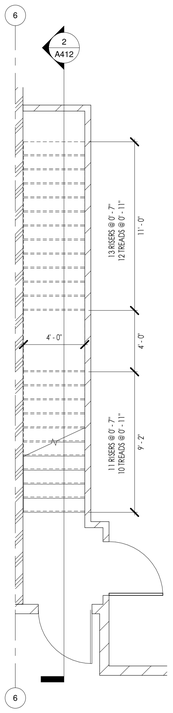
1/4" = 1'-0"



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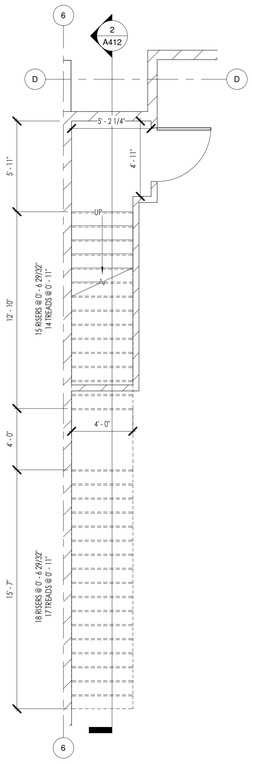
1/4" = 1'-0"



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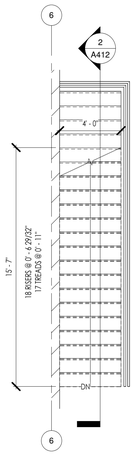
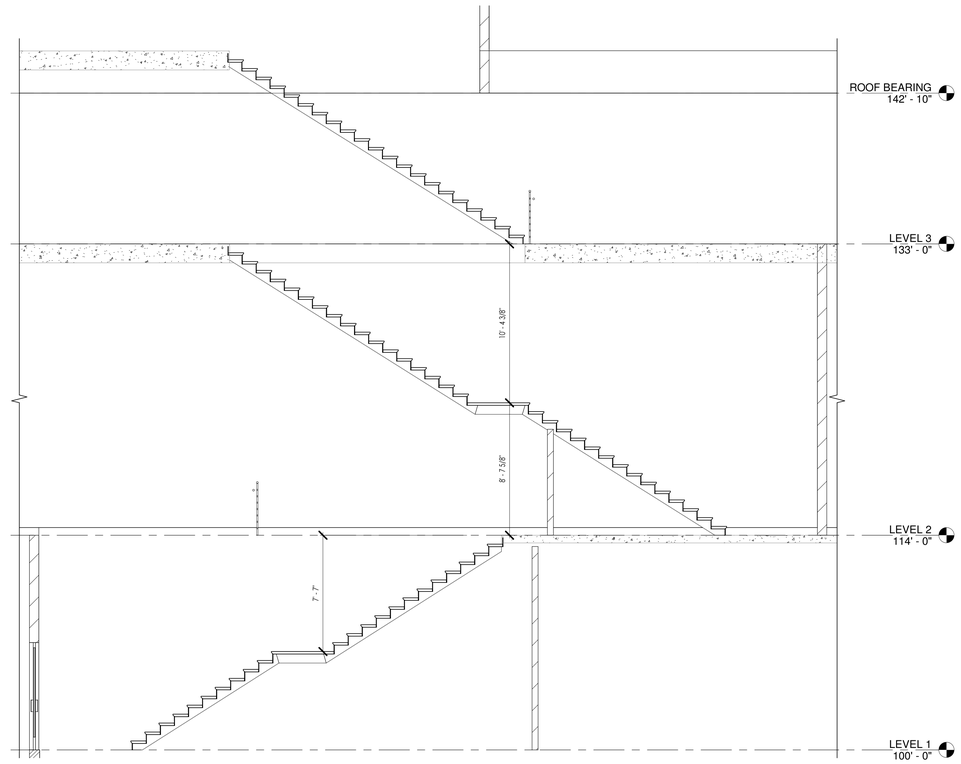


4 A412 ENLRG UNIT 205 STAIR PLAN - LEVEL 3
1/4" = 1'-0"



2 A412 UNIT 205 STAIR SECTION
1/4" = 1'-0"

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MAYFLOWER LOFTS - BUILDING 2

HEBER CITY, UTAH

#	REV. DESCRIPTION	DATE

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ENLARGED STAIR PLANS - UNIT 205 & 206

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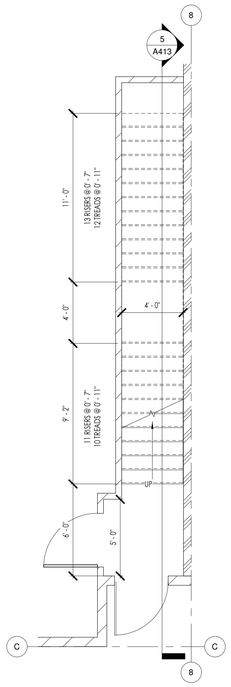
KEYNOTE LEGEND



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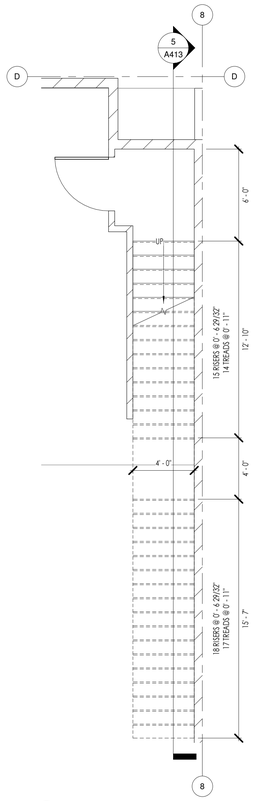

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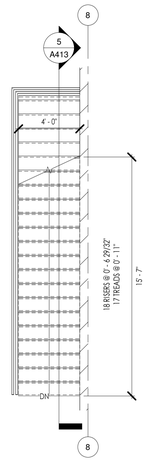

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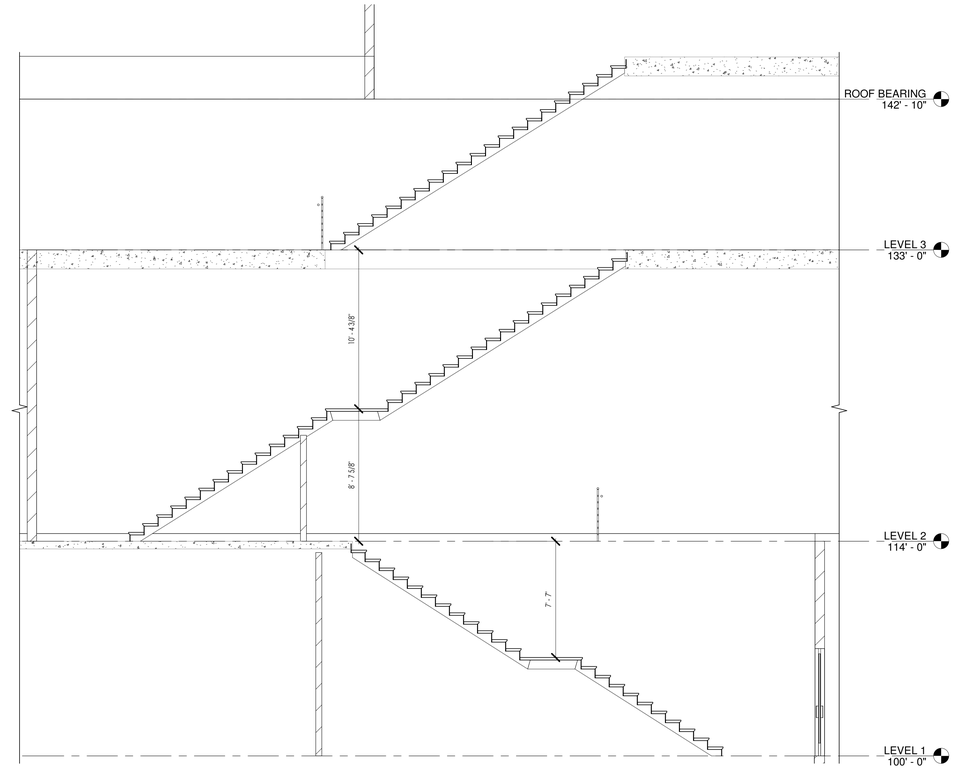
1/4" = 1'-0"



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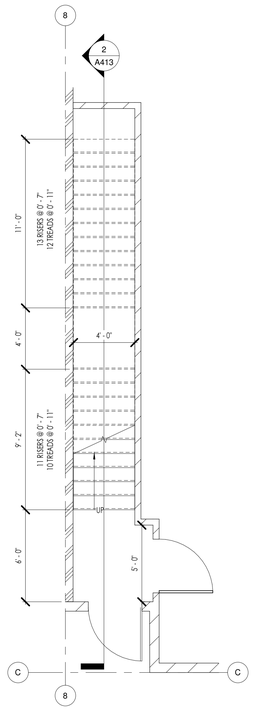
1/4" = 1'-0"



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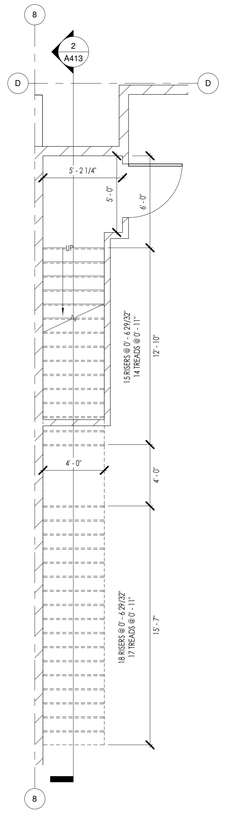
1/4" = 1'-0"



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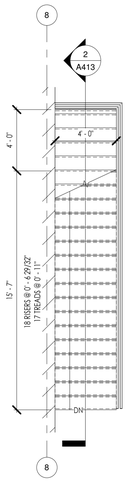

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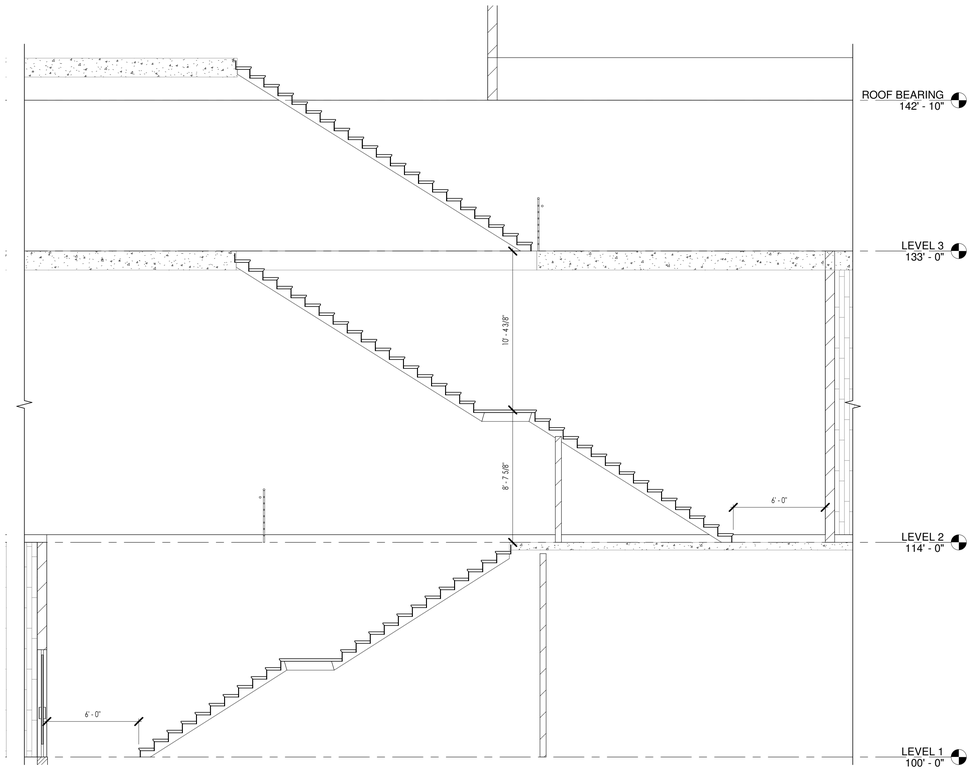

2 A413 UNIT 207 STAIR SECTION
1/4" = 1'-0"

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MAYFLOWER LOFTS - BUILDING 2

HEBER CITY, UTAH

#	REV. DESCRIPTION	DATE

#	ISSUE DESCRIPTION	ISS. DATE

PROJECT NO.
22.062

DWN BY / CHK BY
Author

TITLE
ENLARGED STAIR PLANS - UNIT 207 & 208

30X42 SHEET #
A413

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DOOR AND FRAME SCHEDULE

DOOR NUMBER	DOOR SIZE			DOOR PANEL(S)			FRAME			DETAIL(S)				REMARKS	DOOR NUMBER
	WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	FINISH	FRAME TYPE	FRAME MATERIAL	FINISH	HEAD	JAMB	THRESH / SILL	FIRE RATING		
304	3' - 6"	7' - 0"	1 3/4"	A	ALUM/GLASS			ALUM.							304
305	3' - 0"	7' - 0"	1 3/4"	A	WOOD		F1	H.M.							305
306	3' - 6"	7' - 0"	1 3/4"	A	ALUM/GLASS			ALUM.							306
307	3' - 0"	7' - 0"	1 3/4"	A	WOOD		F1	H.M.							307
308	3' - 6"	7' - 0"	1 3/4"	A	ALUM/GLASS			ALUM.							308
309	3' - 0"	7' - 0"	1 3/4"	A	WOOD		F1	H.M.							309
310	3' - 6"	7' - 0"	1 3/4"	A	ALUM/GLASS			ALUM.							310
311	3' - 0"	7' - 0"	1 3/4"	A	WOOD		F1	H.M.							311
312	3' - 6"	7' - 0"	1 3/4"	A	ALUM/GLASS			ALUM.							312
313	3' - 0"	7' - 0"	1 3/4"	A	WOOD		F1	H.M.							313
314	3' - 6"	7' - 0"	1 3/4"	A	ALUM/GLASS			ALUM.							314
315	3' - 0"	7' - 0"	1 3/4"	A	WOOD		F1	H.M.							315
316	3' - 6"	7' - 0"	1 3/4"	A	ALUM/GLASS			ALUM.							316
317	3' - 0"	7' - 0"	1 3/4"	A	WOOD		F1	H.M.							317
318	3' - 6"	7' - 0"	1 3/4"	A	ALUM/GLASS			ALUM.							318
319	3' - 0"	7' - 0"	1 3/4"	A	WOOD		F1	H.M.							319
U101	3' - 6"	7' - 0"	1 3/4"	B	H.M.		F1	H.M.							U101
201															
101	3' - 6"	7' - 0"	1 3/4"	A	ALUM/GLASS			ALUM.							101
102	3' - 6"	7' - 0"	1 3/4"	B	H.M.		F1	H.M.							102
103	12' - 0"	12' - 0"	2 1/8"	C	ALUM/GLASS										103
201	3' - 6"	7' - 0"	1 3/4"	A	ALUM/GLASS			ALUM.							201
202	3' - 6"	7' - 0"	1 3/4"	B	H.M.		F1	H.M.							202
203	12' - 0"	14' - 0"	2 1/8"	C	ALUM/GLASS										203
301	12' - 0"	8' - 0"		D											301
202															
101	3' - 6"	7' - 0"	1 3/4"	A	ALUM/GLASS			ALUM.							101
102	3' - 6"	7' - 0"	1 3/4"	B	H.M.		F1	H.M.							102
103	12' - 0"	12' - 0"	2 1/8"	C	ALUM/GLASS										103
201	3' - 6"	7' - 0"	1 3/4"	A	ALUM/GLASS			ALUM.							201
202	3' - 6"	7' - 0"	1 3/4"	B	H.M.		F1	H.M.							202
203	12' - 0"	14' - 0"	2 1/8"	C	ALUM/GLASS										203
301	12' - 0"	8' - 0"		D											301
203															
101	3' - 6"	7' - 0"	1 3/4"	A	ALUM/GLASS			ALUM.							101
102	3' - 6"	7' - 0"	1 3/4"	B	H.M.		F1	H.M.							102
103	12' - 0"	12' - 0"	2 1/8"												103
201	3' - 6"	7' - 0"	1 3/4"	A	ALUM/GLASS			ALUM.							201
202	3' - 6"	7' - 0"	1 3/4"	B	H.M.		F1	H.M.							202
203	12' - 0"	14' - 0"	2 1/8"	C	ALUM/GLASS										203
301	12' - 0"	8' - 0"		D											301
204															
101	3' - 6"	7' - 0"	1 3/4"	A	ALUM/GLASS			ALUM.							101
102	3' - 6"	7' - 0"	1 3/4"	B	H.M.		F1	H.M.							102
103	12' - 0"	12' - 0"	2 1/8"												103
201	3' - 6"	7' - 0"	1 3/4"	A	ALUM/GLASS			ALUM.							201
203	12' - 0"	14' - 0"	2 1/8"												203
301	12' - 0"	8' - 0"													301
205															
101	3' - 6"	7' - 0"	1 3/4"	A	ALUM/GLASS			ALUM.							101
102	3' - 6"	7' - 0"	1 3/4"	B	H.M.		F1	H.M.							102
103	12' - 0"	12' - 0"	2 1/8"	C	ALUM/GLASS										103
202	3' - 6"	7' - 0"	1 3/4"	B	H.M.		F1	H.M.							202
203	12' - 0"	14' - 0"	2 1/8"	C	ALUM/GLASS										203
301	12' - 0"	8' - 0"		D											301
206															
101	3' - 6"	7' - 0"	1 3/4"	A	ALUM/GLASS			ALUM.							101
102	3' - 6"	7' - 0"	1 3/4"	B	H.M.		F1	H.M.							102
103	12' - 0"	12' - 0"	2 1/8"	C	ALUM/GLASS										103
202	3' - 6"	7' - 0"	1 3/4"	B	H.M.		F1	H.M.							202
203	12' - 0"	14' - 0"	2 1/8"	C	ALUM/GLASS										203
301	12' - 0"	8' - 0"		D											301
207															
101	3' - 6"	7' - 0"	1 3/4"	A	ALUM/GLASS			ALUM.							101
102	3' - 6"	7' - 0"	1 3/4"	B	H.M.		F1	H.M.							102
103	12' - 0"	12' - 0"	2 1/8"												103
202	3' - 6"	7' - 0"	1 3/4"	B	H.M.		F1	H.M.							202
203	12' - 0"	14' - 0"	2 1/8"												203
301	12' - 0"	8' - 0"													301
208															
101	3' - 6"	7' - 0"	1 3/4"	A	ALUM/GLASS			ALUM.							101
102	3' - 6"	7' - 0"	1 3/4"	B	H.M.		F1	H.M.							102
103	12' - 0"	12' - 0"	2 1/8"												103
202	3' - 6"	7' - 0"	1 3/4"	B	H.M.		F1	H.M.							202
203	12' - 0"	14' - 0"	2 1/8"												203
301	12' - 0"	8' - 0"													301

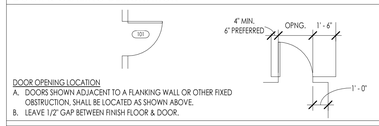
NOTES:

1. CONTRACTOR IS TO COORDINATE WITH OWNER FOR EXACT HARDWARE TYPES AND DEVICES TO BE USED
2. ALL DOORS TO RECEIVE HANDLES OR PULLS AND ARE TO BE ADA COMPLIANT DEVICES
3. ALL DOORS, DOOR FRAMES, FINISHES AND HARDARE TO BE DETERMINED BY SUBMITTAL PRIOR TO PURCHASE
4. COORDINATE ROUGH OPENING SIZES WITH WINDOW & DOOR MANUFACTURERE'S TO OBTAIN EXACT ROUGH OPENING SIZE

DOOR HARDWARE

HARDWARE	DESCRIPTION
1	STORAGE LOCKSET PROVIDE HINGES, WALL STOP, SILENCERS, STORAGE LOCKSET
2	PRIVACY LOCKSET PROVIDE HINGES, WALL STOP, SILENCERS, PASSAGE LOCKSET
3	OFFICE LOCKSET PROVIDE HINGES, WALL STOP, SILENCERS, OFFICE LOCKSET
4	PASSAGE LOCKSET PROVIDE HINGES, WALL STOP, SILENCERS, PASSAGE LOCKSET

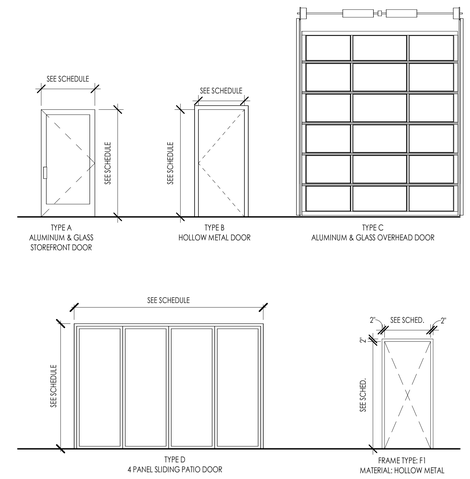
DOOR & GLAZING DESIGNATION



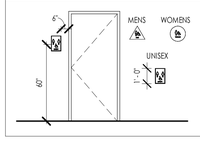
DOOR OPENING LOCATION
A. DOORS SHOWN ADJACENT TO A FLANKING WALL OR OTHER FIXED OBSTRUCTION, SHALL BE LOCATED AS SHOWN ABOVE.
B. LEAVE 1/2" GAP BETWEEN FINISH FLOOR & DOOR.

DOOR & FRAME ELEVATIONS

** CONTRACTOR TO COORDINATE ALL DOOR HARDWARE*



ADA SIGNAGE



WALL MOUNTED SIGNAGE

TO BE LOCATED ON LATCH SIDE OF DOOR CLEAR OF DOOR-SWING MOUNT AT 0' TO CENTERLINE OF SIGN FROM FLOOR.

DOOR MOUNTED SIGNAGE

TO BE CENTERED ON THE DOOR, MOUNTED AT A HEIGHT OF 60" TO CENTERLINE OF SIGN FRO FLOOR.

PROGRESS SET

PRINTED DATE
7/17/2023 3:31:25 PM

LAYTON DAVIS ARCHITECTS
2005 East 2700 | South Suite 200 Salt Lake City, Utah 84109
p:801.487.0715 | f:801.487.0716

MAYFLOWER LOFTS - BUILDING 2

HEBER CITY, UTAH

#	REV. DESCRIPTION	DATE

#	ISSUE DESCRIPTION	ISS. DATE

PROJECT NO.
22.062

DWN BY / CHK BY
Author

TITLE
DOOR SCHEDULE

30X42 SHEET #
A600

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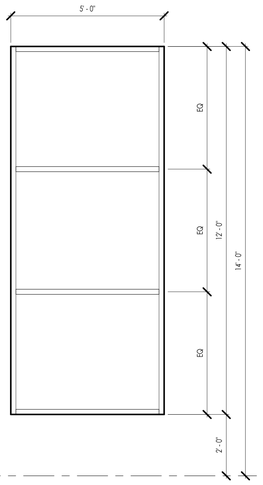
GLAZING NOTES:

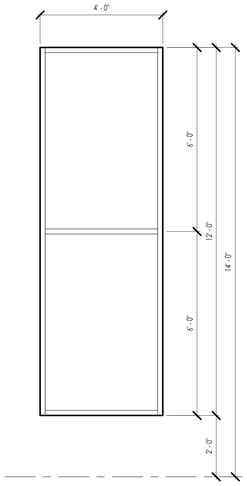
1. SAFETY GLAZING (GLAZING IN HAZARDOUS LOCATIONS) SHOWN ABOVE ARE CLASSIFIED USING CPSC 16 CFR PART 1201 PER IBC 2406.2, BUT ARE ALLOWED TO BE CLASSIFIED USING ANSI Z97.1.
2. SEE 2018 IECC ENVELOPE COMPLIANCE CERTIFICATE (COMCHECK) FOR U-VALUES & SHGC.
3. ALL GLAZING TO BE "LOW-E".
4. EXTERIOR FENESTRATION TO COMPLY WITH SECTION 502.3 OF THE 2012 IECC.
5. WINDOWS SHALL BE INSIDE GLAZED OR HAVE SASH OR VENTILATORS THAT CAN BE GLAZED FROM THE INSIDE OF THE BUILDING. ALL GLASS AND GLAZING BEADS SHALL BE REPLACEABLE.
6. SEE 2018 IBC TABLE 716.3 FOR FIRE RATED GLAZING ASSEMBLIES.
7. ALL GLAZING 18" OR LESS ABOVE FINISH FLOOR SHALL BE SAFETY GLAZING.
8. GUESTROOM WINDOWS SHALL HAVE A MECHANICALLY FASTENED TAMPER-PROOF STOP DEVICE. SET TO RESTRICT WINDOW TRAVEL TO 4 INCHES.

GLAZING TYPES: ◇

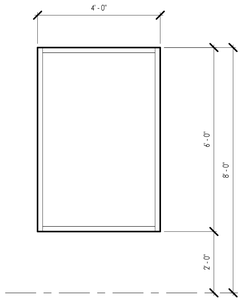
01 1" CLEAR INSULATED GLAZING.
02 1" CLEAR INSULATED SAFETY GLAZING; CATEGORY CLASS I
03 1/4" CLEAR SAFETY GLAZING, CATEGORY CLASS I



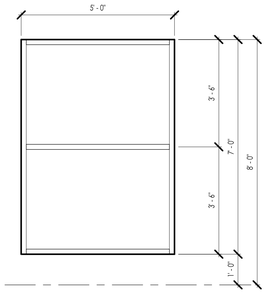
1 A601 GLAZING W01
1/2" = 1'-0"



2 A601 GLAZING W02
1/2" = 1'-0"



3 A601 GLAZING W03
1/2" = 1'-0"



4 A601 GLAZING W04
1/2" = 1'-0"

PROGRESS SET

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MAYFLOWER LOFTS - BUILDING 2

HEBER CITY, UTAH

#	REV. DESCRIPTION	DATE

#	ISSUE DESCRIPTION	ISS. DATE

PROJECT NO.
22.062

DWN BY / CHK BY
Author

TITLE
WINDOW SCHEDULE

30X42 SHEET #
A601

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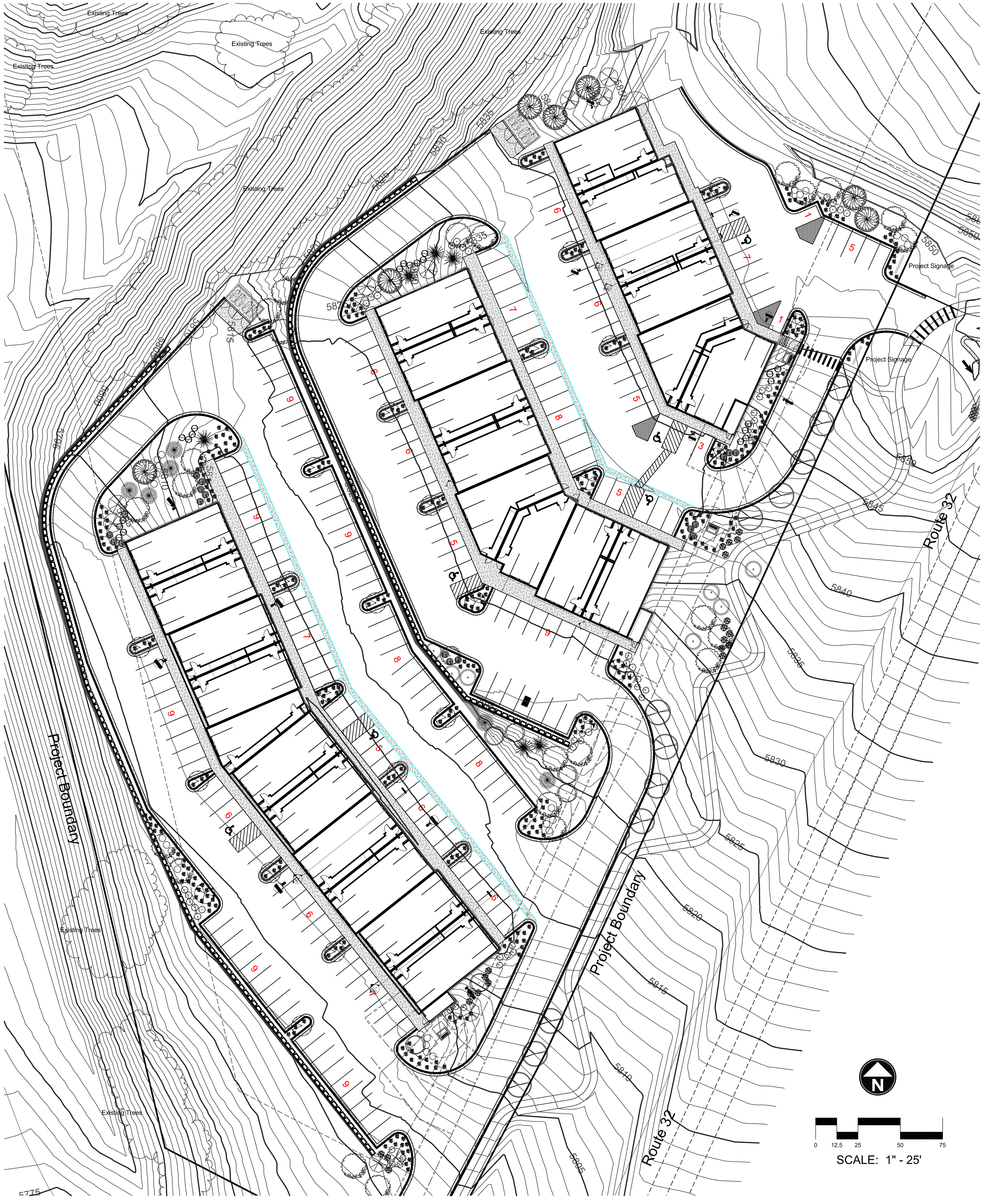


Legend

quaking aspen | bigtooth maple | tatarian maple | swedish aspen
amur maple | crabapple | chokecherry
austrian pine | utah juniper | colorado spruce
alpine currant | ninebark | snowberry | golden currant | big sage | potentilla
ornamental grasses

Tabulations

Project Area	4.8 Acres
Required Trees (20 Trees/Acre)	96 Trees
Proposed Trees 88 Deciduous 19 Evergreen	107 Trees
Required Shrubs (60 Shrubs/Acre)	288 Shrubs
Proposed Shrubs 143 Shrubs 172 Grasses (344 x .5)	315 Shrubs/Grasses
Required Wildlife Plants (25% of Required: 384 Plants)	96 Plants
Proposed Wildlife Plants	100 Plants

* Wildlife Plants

PLANT SCHEDULE

	QNTY	COMMON NAME	SCIENTIFIC NAME	SIZE	COND.	COMMENTS
	12	AMUR MAPLE	ACER GINNALA	1" CAL.	CONT.	MULTI-STEM
*	7	BIGTOOTH MAPLE	ACER GRANDIDENTATUM	2" CAL.	B&B	SINGLE STEM
	12	TATARIAN MAPLE	ACER TATARICA	2.5" CAL.	B & B	MATCHING CROWNS SINGLE STEM
	7	FLOWERING CRABAPPLE	MALUS FLORIBUNDA	2" CAL.	B&B	SINGLE STEM
	18	SWEDISH ASPEN	POPULUS TREMULA ERECTA	2" CAL.	B&B	SINGLE STEM
	17	QUAKING ASPEN	POPULUS TREMULOIDES	2" CAL.	B&B	MULTI STEM
	8	QUAKING ASPEN	POPULUS TREMULOIDES	3" CAL.	B&B	SINGLE STEM
*	7	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA	2" CAL.	B&B	SINGLE STEM
*	7	UTAH JUNIPER	JUNIPERUS UTAHENSIS	10 - 12'	B&B	FULL BRANCHING
*	6	COLORADO SPRUCE	PICEA PUNGENS	12 - 14'	B&B	NO P.P. GLAUCA FULL BRANCHING
	6	AUSTRIAN PINE	PINUS NIGRA	14 - 16'	B&B	FULL BRANCHING
*	25	BIG SAGE	ARTENMESIA TRIDENTATA	5 GAL.	CONT.	4' ON CENTER
	24	DIABLO NINEBARK	PHYSOCARPUS OPULIFOLIUS	5 GAL.	CONT.	4' ON CENTER
	17	POTENTILLA	POTENTILLA SPP.	5 GAL.	CONT.	4' ON CENTER
	29	ALPINE CURRANT	RIBES ALPINUM	5 GAL.	CONT.	4' ON CENTER
*	26	GOLDEN CURRANT	RIBES AUREUM	5 GAL.	CONT.	4' ON CENTER
*	22	SNOWBERRY	SYMPHORICARPOS ALBA	5 GAL.	CONT.	4' ON CENTER

NO PLANT SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR REVIEW AND APPROVAL BY OWNER OR OWNERS REPRESENTATIVE

SEEDED AREAS

HARD FESCUE	35%
SHEEP FESCUE	25%
CHEWING FESCUE	20%
ROCKY MTN PENSTEMON	10%
BLUE FAX	5%
YARROW	5%

SEED AT RATE OF 40LBS./ACRE

SEEDED AREAS INCLUDE ALL DISTURBED AREAS NOT COVERED BY HARDSCAPE OR OTHER PLANTINGS

ORNAMENTAL GRASSES

1 GALLON CONT.

174	KARL FORESTER	CALAMAGROTIS ACUTIFLORA
50	BOULDER BLUE FESCUE	FESTUCA OVINA GLAUCA
50	MORNING LIGHT MAIDEN	MISCANTHUS SINESIS
100	PRARIE SKY SWITCH GRASS	PANICUM CAERULEA

ALL DISTURBED AREAS NOT COVERED BY PAVEMENT, BUILDINGS, INTERIOR LANDSCAPE ISLANDS AND PLANTING BEDS TO BE RESEEDED WITH NATIVE GRASS/WILDFLOWER MIX AS NOTED.

INTERIOR LANDSCAPE ISLANDS TO BE MULCHED WITH 1 - 3" DIA. RIVER COBBLE

ALL PLANT MATERIAL SHALL BE MULCHED WITH MINIMUM 3" SHREDDED BARK MULCH. AREAS INDICATED AS PERENNIAL PLANTING AREAS SHALL ALSO BE MULCHED.

SEEDED AREAS ON SLOPES GREATER THAN 3:1 ASPECT SHALL BE PLANTED AS SOD AND NOT AS HYDROSEED. AS A BID ALTERNATE, ALL SEEDED AREAS MAY BE INSTALLED AS SOD UTILIZING THE SAME SEED MIX OR ACCEPTABLE ALTERNATIVE.

DECIDUOUS AND EVERGREEN TREES MAY BE PLANTED TO FRAME VIEWS AND REDUCE VISUAL IMPACT OF WALLS.

FINAL PLANT LOCATION TO BE DETERMINED IN THE FIELD.

1. IRRIGATION SYSTEM IS TO BE DESIGN BUILD. CONTRACTOR TO PROVIDE DESIGN PRIOR TO COMMENCEMENT OF WORK TO INSURE ADEQUACY OF COVERAGE.
2. IRRIGATION SYSTEM TO BE COMPRISED OF THREE SEPARATE SYSTEMS.
   a.) ALL TREES AND SHRUBS TO BE DRIP IRRIGATED OR UTILIZE A BUBBLER TYPE CONFIGURATION.
   b.) ALL WILDFLOWER SOD AREAS TO UTILIZE NETAFIN SYSTEM OR EQUIVALENT.
   c.) ALL NATIVE GRASS AREAS TO UTILIZE POP UP SPRAY HEADS. SYSTEM IS INTENDED TO PROVIDE ADEQUATE MOISTURE FOR SEED GERMINATION AND IRRIGATION DURING DRY SPELLS.

PLANTING NOTES

1. The contractor shall locate and verify the existence of all utilities prior to starting work.
2. The contractor shall supply all plant materials in quantities sufficient to complete the plantings shown on all drawings.
3. All plant materials shall conform to the guidelines established by the current American Standard for Nursery Stock published by the American Association of Nurserymen or equivalent.
4. No plant shall be put into the ground before rough grading has been completed and approved by the landscape architect or equal.
5. All plants shall bear the same relationship to finished grade as the plant's original grade, be from the container, B&B, or if transplanted.
6. All plants shall be balled and wrapped or container grown as specified. No container grown stock will be accepted if it is root bound. All root wrapping material made of synthetics or plastics shall be removed at time of planting.
7. With container grown stock, the container shall be removed and the container ball shall be cut through the surface in two vertical locations.
8. The day prior to planting, the location of all trees and shrubs shall be staked for approval by the landscape architect or equal.
9. At planting time, all plants shall be thinned by removing a balanced one-third of the vegetative material. DO NOT CUT LEADERS.
10. All plants shall be sprayed with an antidessicant within 24 hours after planting. All plants shall be sprayed with an anti-dessicant at the beginning of their first winter.
11. All plants shall be installed as per planting details and specifications.
12. All plants and stakes shall be set plumb unless otherwise specified.
13. The contractor shall provide loam fill as per the planting details and/or contract specifications.
14. All plants shall be watered thoroughly twice during the first 24-hour period after planting. All plants shall then be watered as needed and suggested by local conditions during the first growing season.
15. The contractor shall refer to the contract specifications for any additional requirements.
16. All sod, if proposed, shall be obtained from areas having growing conditions similar to areas to be covered. Areas to be sodded shall be raked of stones and debris. Debris and stones over 1" in diameter shall be removed from the site. All damaged sod will be rejected. All sod must be placed with staggered joints, tightly butted, with no inequalities in grade. Place all sod in rows at right angles to slopes (where applicable).
17. Maintenance shall begin after each plant has been installed and shall continue until final acceptance by the landscape architect or owner representative. Maintenance includes watering, pruning, weeding, mulching, replacement of sick or dead plant material, and any other care necessary for the proper growth of the plant material.
18. The contractor shall review Architectural/Engineering plans to become familiar with grading and surface utilities.
19. The contractor shall insure that his work does not interrupt established or projected drainage patterns.
20. The contractor shall coordinate with lighting and irrigation contractors regarding timing of installation of plant material.
21. Every possible safeguard shall be taken to protect building surfaces, equipment and furnishings. The contractor shall be responsible for any damage or injury to person or property which may occur as a result of negligence on the part of the contractor in the execution of the work.
22. All proposed plant materials shall be installed either entirely in or entirely out of planting beds. Planting bed lines are not to be obstructed.
23. The contractor shall be wholly responsible for stability and plumb conditions of all trees and shrubs, and shall be legally liable for any damage caused by instability of any plant materials. Staking of trees or shrubs, if desired or requested by the landscape architect, shall be done utilizing a method agreed upon by the landscape architect, as indicated on the documents.
24. Upon completion of all landscaping, an inspection for acceptance of the work shall be held. The contractor shall notify the landscape architect or owner for scheduling the inspection at least seven (7) days prior to the anticipated inspection date.
25. All trees, shrubs, and groundcovers shall be guaranteed for 12 months from the date of acceptance. Replacement plants used shall be guaranteed for an additional 90 days.
26. Earth berms shall be constructed in the location and configuration indicated on the plans. Fill material shall be natural, fertile, friable soil possessing characteristics of representative soils at the site and shall be obtained from naturally well-drained areas. Soil shall be free of excessive extraneous materials (sticks, stones, etc.). Earth berms shall be compacted to such a degree that they supply a stable planting site capable of supporting trees, shrubs and lawn. All rough and finish grading of earth berms shall be the responsibility of the contractor. In the vicinity of each earth berm, the contractor shall regrade as necessary to blend each berm into existing grade. Final grade of earth berms shall be approved by the landscape architect or owner representative prior to sodding or planting operations. Finish grade before planting shall be +/- 3" below finish surface of adjacent paving or top of adjacent curbs.
27. In the event of variation between quantities shown on the plant schedule and the plans, the plant schedule shall control. Improper plant count made by the contractor shall be no cause for additional cost to the owner. Sod quantity take-offs are the responsibility of the contractor. All discrepancies shall be reported to the landscape architect for clarification prior to bidding.

IRRIGATION GENERAL NOTES:

1. ALL MAIN LINE AND LATERAL LINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAIN AND LATERAL LINE SLEEVES SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING.
2. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DESIGN BUILD DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM SITE AT THE TIME OF REJECTION.
3. INSTALL ALL BACK FLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACK FLOW PREVENTER AS PER LOCAL CODES.
4. FINAL LOCATION OF BACK FLOW PREVENTER AND AUTOMATIC CONTROLLER SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE.
5. IRRIGATION CONTRACTOR SHALL PROVIDE, OR ARRANGE FOR THE PROVISION OF 120 VAC ELECTRICAL POWER AT CONTROLLER LOCATION. IRRIGATION CONTRACTOR SHALL MAKE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.
6. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
7. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVER SPRAY ONTO WALKS, STREETS, WALLS, ETC.
8. ALL PIPING, VALVES, ETC. SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE.
THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS WHERE POSSIBLE.
9. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
10. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
11. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
12. CONTRACTOR SHALL PROVIDE THE OWNER WITH AS BUILT DRAWINGS WITHIN 30 DAYS OF COMPLETION.

OLD HIWAY 40 ROAD ACCESS

#	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION
1	Site Plan Submittal	04/04/23		
2	Site Plan Revision	05/01/23		
3	Heber City Comments	07/25/23		

MAYFLOWER LOFTS

Heber City, Utah

LICENSED LANDSCAPE ARCHITECT No. 349410 PETER G. GILLWALD STATE OF UTAH

Land SOLUTIONS PLANNING & DESIGN

PO Box 683175
Park City, Utah 84068
1750 Sun Peak Drive Suite 100
435.901.3716
peteg@landsolutionspc.biz

DWN BY / CHK BY
pgg

TITLE
Preliminary Landscape Plan

L-1

SITE PLAN KEYNOTES:

1. BUILDING-1 FOOTPRINT 10,462 Sq. Ft.
2. BUILDING-2 FOOTPRINT 13,663 Sq. Ft.
3. BUILDING-3 FOOTPRINT 18,688 Sq. Ft.
4. PRIMARY ACCESS: OLD HIGHWAY-40
5. SECONDARY ACCESS: STATE ROUTE-32 (Right In - Right Out Only)
6. 8' RIVERWALK TRAIL
7. 15' TIMPANOGOS CANAL ACCESS
8. RETAINING WALL (BY OTHERS)

PLANNING NOTES:

ZONE: NVOS

LAND USE: MIXED USE

SITE DETAILS:

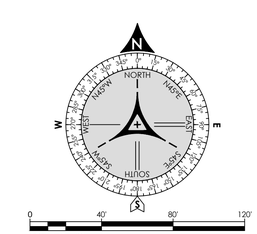
OPEN SPACE / LANDSCAPE:	247,430 Sq. Ft.	5.680 Acres	65.1%
ASPHALT:	73,199 Sq. Ft.	1.680 Acres	19.3%
BUILDINGS:	42,813 Sq. Ft.	0.983 Acres	11.3%
CONCRETE:	16,289 Sq. Ft.	0.374 Acres	4.3%
TOTAL AREA:	**379,731 Sq. Ft.**	**8.717 Acres**	**100.0%**

PARKING NOTES:

PARKING STALLS REQUIRED: 147 STALLS
PER PARKING STUDY PREPARED BY HALES ENGINEERING

PARKING STALLS PROVIDED: 200 STALLS

HANDICAP STALLS PROVIDED: 6 STALLS
TOTAL 206 STALLS



REV	DATE	COMMENT:
A	JAN 24, 2023	1st Submittal: Preliminary
B	MAY 04, 2023	2nd Submittal

SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

SCALE CONSULTANTS

SITE IMPROVEMENT PLAN

MAYFLOWER LOFTS
4705 NORTH OLD HIGHWAY-40
HEBER, UTAH 84032
NORTH $\frac{1}{2}$, SEC 18, T3S, R5E, SLB&M

C100

VII. PARKING STUDY

A. Purpose

The purpose of this parking study is to identify City parking requirements for the project and the anticipated parking demand to ensure that the project has sufficient parking supply.

B. City Parking Code

The Heber City code specifies parking rates for various land use types. The required parking rates found in the City code for the study land uses are shown in Table 9. The calculations for the parking required by the City are shown in Table 11. As shown, it is anticipated that the City would require 305 stalls for the proposed development.

Table 9: City Parking Rates

Land Use	Unit Type	Rate (stalls per unit)
Designated Mixed Use Village Center	KSF	3.0
Townhomes	DU	2.0

Source: Heber City Code, 2021 (Ordinance 18.72.030)

Table 10: City Parking Calculations

City Parking Calculations Heber - Old Highway 40 North				
Land Use	# of Units	Unit Type	Rate (stalls per unit)	Total Stalls
Designated Mixed Use Village Center	85.7	KSF	3.00	257
Townhomes	24	DU	2.00	48
TOTAL				305

Source: Heber City Code, 2021 (Ordinance 18.72.030 & Table 18.72)

The Heber City code provides time-of-day percentages of peak parking demand for various land uses. These percentages were used to calculate the anticipated parking demand for each hour of the day to see the number of parking stalls needed during the peak periods. The time-of-day percentages are shown in Figure 7. It is anticipated that the maximum parking demand will be between 7:00 a.m. and 5:00 pm at approximately 281 parking stalls.

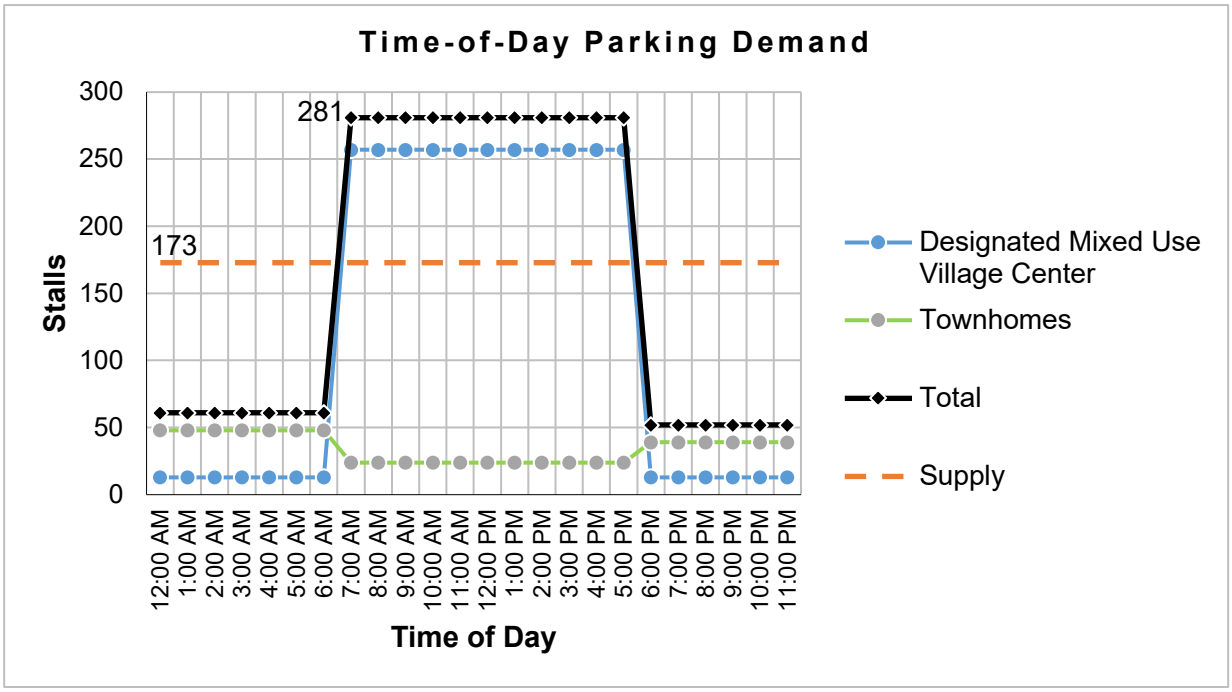


Figure 7: City Time-of-Day Parking Demand

C. ITE Parking Demand

Hales Engineering referred to the Institute of Transportation Engineers (ITE) *Parking Generation* (5th Edition, 2019) to identify parking demand rates for the study land uses. ITE has gathered actual parking demand counts at various land uses and identified average, 85th percentile, and maximum rates. The 85th percentile rate represents a demand that is higher than 85 percent of study sites. The industry standard is to apply this rate. Hales Engineering calculated the anticipated parking demand based on the 85th percentile rates. The number of stalls needed based on these rates is shown in Table 11. As shown, ITE would suggest that the parking demand for the proposed project will be 173 stalls.

Table 11: ITE Parking Generation

ITE Parking Demand and Supply Heber - Old Highway 40 North					
Land Use	# of Units	Unit Type	85th %-tile Rate	Demand	Supply (+10%)
Multifamily Housing (Low-Rise)	24	DU	0.86	21	23
Warehousing	60.0	KSF	1.11	67	74
Office	25.7	KSF	3.30	85	94
TOTAL				173	191

Source: ITE Parking Generation, 5th Edition, 2019

Since the ITE rates represent actual parking demand, it is common to provide a parking supply beyond what the anticipated demand is to accommodate occasional surges in demand and to reduce the need for drivers to circle the parking lot to find an open stall. Hales Engineering recommends providing 10% additional stalls beyond the anticipated demand. Based on this, a supply of 191 stalls should be provided for the project based on ITE data.

D. ITE Shared Use Analysis

Hales Engineering performed a time-of-day analysis based on ITE parking generation rates as well as ITE time-of-day distributions. This analysis is shown in Figure 8. Based on the time-of-day parking demand analysis, the daily parking demand at the project site is not anticipated to exceed 133 stalls. Including a 10% increase in the maximum daily parking demand yields a recommended parking supply of 147 stalls.

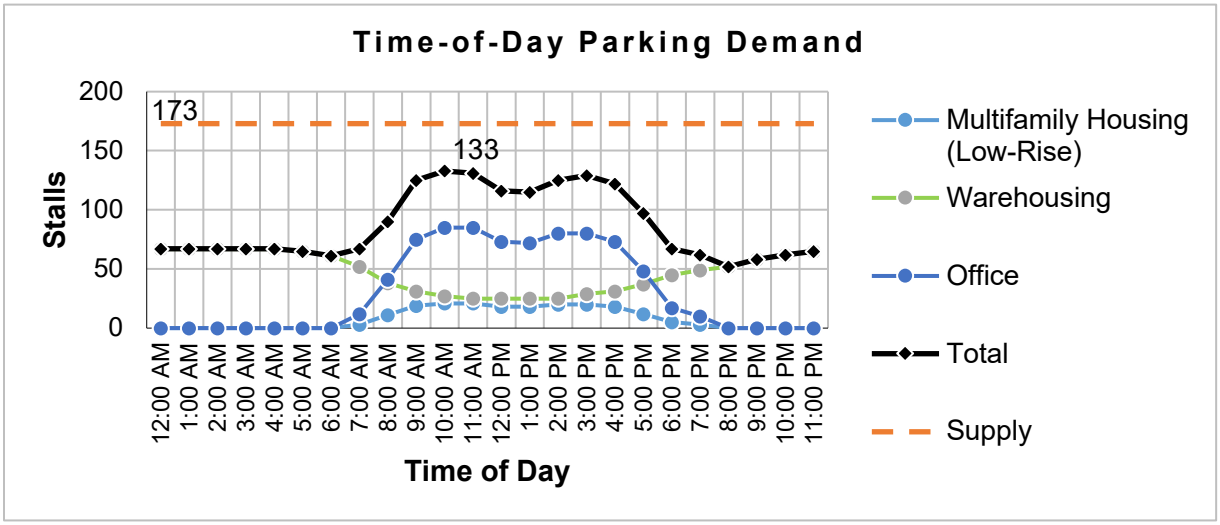


Figure 8: ITE Time-of-Day Parking Demand

E. Comparison and Recommendation

A comparison of the proposed supply, the local parking demand, the city's parking requirement, and the recommended supply based on the ITE Parking Generation rates is shown in Table 12. Based on the provided information, Hales Engineering concludes that the provided 173 parking stalls will be sufficient for the anticipated on-site parking demand.

Table 12: Parking Comparison

Source	# of Stalls
Proposed Site Plan	173
City Requirement	281
ITE Parking Generation + 10%	191
ITE Time-of-Day Demand	147

Planning Commission Staff Report

MEETING DATE: 9/12/2023

SUBJECT: Heber City Park Design Standards - Draft Review (Planner Baron, LDI)

RESPONSIBLE: Aubrey Larsen

DEPARTMENT: Planning

STRATEGIC RELEVANCE:

SUMMARY

The City has gone into a contract with Landmark Design Inc. (LDI) to establish park standards to provide the minimum requirements for public parks, whether publicly funded or built and dedicated with developments. A draft of the (1) Park Standards Manual as well as the accompanying (2) standard landscape drawings and (3) standard landscape specifications have been provided for review by the Planning Commission.

RECOMMENDATION

BACKGROUND

Heber City is set on establishing a world-class parks, trails, and open space system. As an emerging recreational destination and a rapidly growing community, ensuring that all parks in the city reflect an acceptable standard is a critical step for achieving this goal. The Heber City Park Standards establish a coordinated and comprehensive park design and development framework for existing and future parks in order to meet the needs and expectations of the city and its current and future residents.

A draft of the Park Standards Manual and accompanying standard drawings and specifications were presented to the POST committee on August 14. The committee was generally happy with the guide and most comments pertained to the minimum standards/ point system. Since meeting with the committee, staff have continued to refine the guidebook's language and layout and integrate feedback from the POST committee.

DISCUSSION

Aside from general feedback on the guidebook and standard drawings and specifications, staff is seeking specific feedback, guidance, and direction regarding:

1. The proposed point system (see page 28-29)
2. The standard for park signage (see pages 52-53)

FISCAL IMPACT

The contract is $28,250 and has been executed.

CONCLUSION

Staff and the City's consultants are seeking general feedback and direction.

ALTERNATIVES

Not an action item

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member:

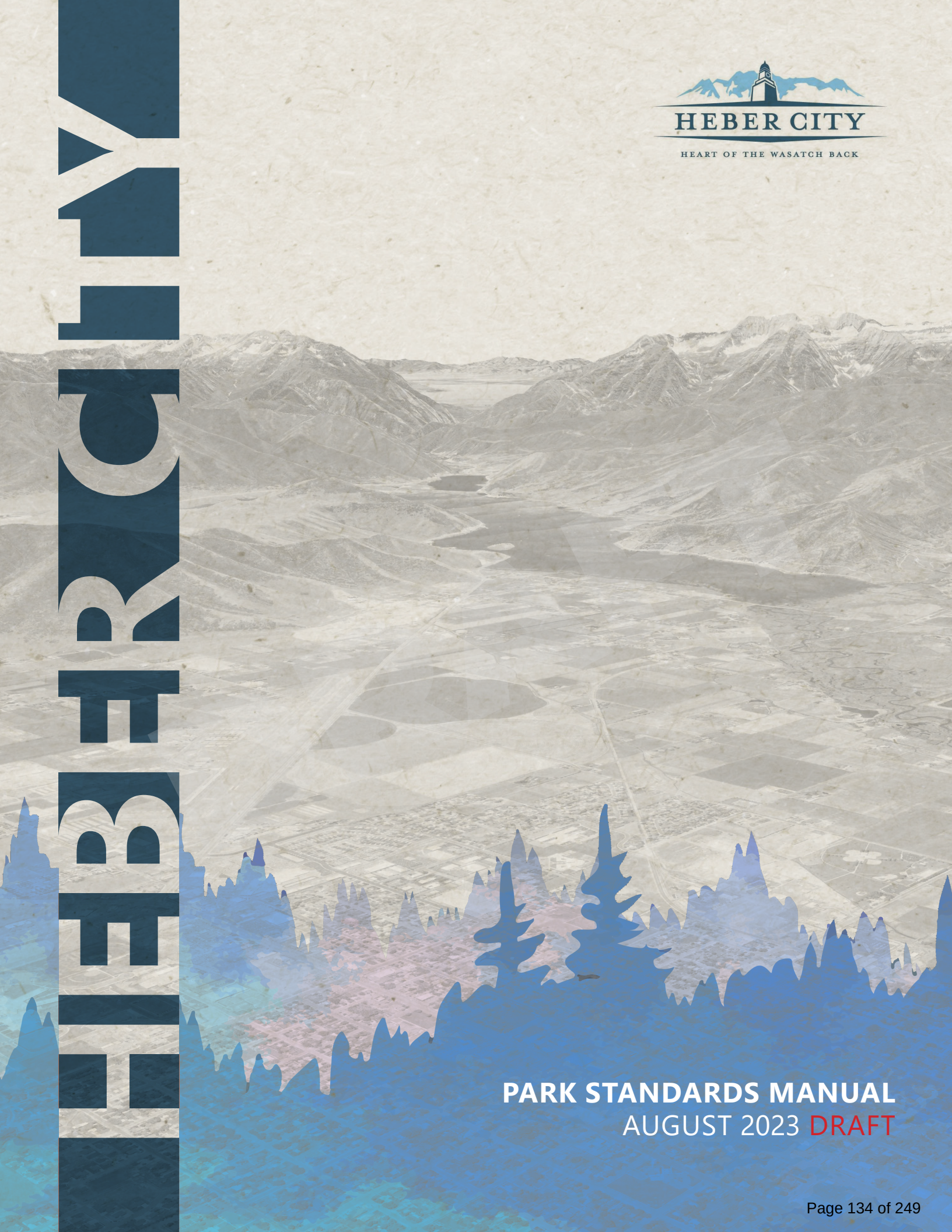
EXHIBITS

1. Heber City Park Standards DRAFT 09-06-2023
2. Heber Standard Land Specs 2023 06 20

HEBER CITY

HEBER CITY

HEART OF THE WASATCH BACK



PARK STANDARDS MANUAL

AUGUST 2023 DRAFT

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HEBER CITY

HEART OF THE WASATCH BACK

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LANDMARK DESIGN

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1 INTRODUCTION

THE NEED FOR CONSISTENT STANDARDS

Heber City is set on establishing a world-class parks, trails, and open space system. As an emerging recreational destination and a rapidly growing community, ensuring that all parks in the city reflect an acceptable standard is a critical step for achieving this goal. The Heber City Park Standards establish a coordinated and comprehensive park design and development framework for existing and future parks in order to meet the needs and expectations of the city and its current and future residents.

Establishing minimum standards does not mean these spaces should be overly prescriptive or soley focused on meeting minimum requirements, looking identical, or containing the exact same features and equipment. Instead, it is anticipated that each park will be carefully designed to not only meet the minimum requirements, but also respond to the specific site, setting, and program, resulting in unique and engaging spaces.

PARKS STANDARDS GUIDING PRINCIPLES

COMPREHENSIVE RECREATION SYSTEM

Each park is part of a comprehensive recreation system that meets the needs and contributes to the high quality of life in Heber.

HIGH QUALITY DESIGN AND BRANDING

High-quality park design and activities promote the Heber City “brand”, improve livability, and attract tourism.

EQUITABLE ACCESS

Existing and future parks should be distributed in a manner that is equitable and ensures access within a maximum half-mile walking distance of every home in the community.

CONTEMPORARY STANDARDS

Existing parks should be upgraded and future parks designed to meet the established standards.

CONTEXT SENSITIVE

The site, setting and special needs of each park should be addressed through a professional design and development process.

ENVIRONMENTALLY RESPONSIBLE

The Heber City park system should be sustainable and easy to maintain with water-conserving landscapes and dark sky friendly lighting.

A LIVING DOCUMENT

The Heber City Park Standards is a living document that will change, be revised, updated and improved periodically as needed.

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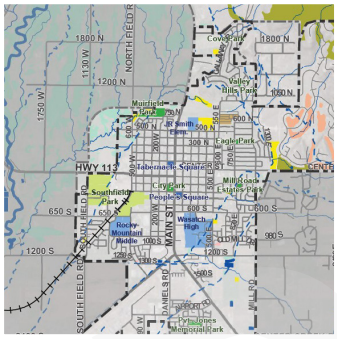
RELATIONSHIP TO OTHER CITY STANDARDS, PLANS, & ORDINANCES

The Heber City Park standards support the overall Heber City Vision and complement other key plans, standards, codes, and ordinances as follows.

HEBER CITY ENVISION 2050

This is a critical policy document that establishes the vision for Heber's future growth and development for the next several decades. It was established as part of highly engaged and comprehensive public involvement process that clarified the future vision for the park, trail, and open space system as well as other key aspects of the city. The plan includes a future land use map and graphic descriptions and development principles intended to ensure existing and future parks, trails and open spaces are implemented in a manner that meets long-term growth and development needs.



HEBER CITY PARKS, TRAILS AND OPEN SPACE MASTER PLAN

The Heber City Parks, Trails and Open Space Master Plan builds upon Heber City Envision 2050, providing more detail regarding existing conditions and future needs, park service gaps, park priorities and levels of service. The plan acknowledges that Heber City is an active community with an identity intrinsically tied to its natural environment, which should be addressed in the design and development of its parks, trails and open space system.

ENVISION CENTRAL HEBER

This planning process takes a careful look at the heart of the city, with a focus on Main Street, surrounding neighborhoods, and a planned recreation and tourism district near the train station. The plan explores growth and traffic enhancements in these areas while maintaining and enhancing the history, recreation opportunities, community spaces, business development opportunities and beauty of the greater downtown area.

WASATCH COUNTY REGIONAL TRAILS MASTER PLAN

This plan was developed in close collaboration with Heber City as a framework for creating a connected system of trails throughout Wasatch County. It addresses regional facilities in Wasatch County, including trails, bike lanes, bike routes and trailheads. The plan also identifies specific standards for bikeways, suggests improved multi-use trails and urban soft surface trails, improved pedestrian trails, backcountry trails, and trail signage and wayfinding systems. The plan includes phasing recommendations for implementing the trail system countywide and within Heber City specifically.

HEBER CITY TRAIL & LIGHTING STANDARDS

Heber City has adopted specific standards for trails and trail lighting, which have been codified in the Municipal Code (*see Chapter 17.30 - Trail Design Guidelines* and *18.78 - Lighting*). These serve as the basis upon which lighting standards for city parks were developed, and should be referenced as appropriate.

C-2 AND C-4 ZONES DESIGN STANDARDS & GUIDELINES

Although these design guidelines were developed for specific commercial districts, they are an excellent reference for understanding the Heber City brand, themes, and aesthetic vision (*see C-2 and C-4 Zones Design Standards & Guidelines*). Preferred colors, building materials, and architectural styles in addition to design principles and styles are described in detail.

HEBER CITY MUNICIPAL CODE

A compendium of key statutes, ordinances, codes and standards that apply in Heber City, including those that address design and development of parks. The following chapters provide specific guidance to the design and development of city parks:

6	*Animals*	15	*Buildings and Construction*
8	*Health and Sanitation*	17	*Subdivisions*
10	*Vehicles and Traffic*	18	*Zoning*
12	*Streets, Sidewalks and Public Places*	19	*Heber City Envision 2050*
13	*Public Services*		

HEBER CITY ENGINEERING STANDARDS

In addition to the engineering standards addressed in the Heber Municipal Code, standard Engineering Drawings and Specifications have been established that are aligned with the drawings and specifications for parks in this document. For current Heber City Engineering Standards see *heberut.gov/158/Engineering*.

Note: The municipal code is updated and modified on a regular basis. Visit *heber.municipalcodeonline.com* to ensure the latest version is used.

APPLYING THE STANDARDS

WHERE THE PARK STANDARDS APPLY AND WHERE THEY DO NOT

The Heber City Park Standards apply specifically to new park design as well as retrofit and rehabilitation of existing parks and recreational facilities. These standards apply to all public parks and private parks that are intended to become publicly owned and operated in the future. The standards are therefore encouraged to be used for the design of all private parks and recreation facilities as well.

FIXED VS. FLEXIBLE STANDARDS

A distinction is made throughout this document between fixed and flexible standards. Fixed standards are the same between all parks and are intended to be unchanging.

FIXED STANDARDS

As indicated by the name, fixed standards are predetermined and generally inflexible. They should be the same at all parks (*see Table 1.1*).

TABLE 1.1 - FIXED PARK STANDARDS	
▪ Level of Service (LOS)*	▪ Fencing
▪ Softscape (plant materials)	▪ Signage (Park Name only)
▪ Hardscape (paved surfaces)	▪ ADA/Accessibility
▪ Irrigation	▪ Lighting/Electric/Utilities

**Note that the LOS will change based on park type and size, but will establish the minimums for developments .*

FLEXIBLE STANDARDS

In order to ensure each park is unique and an example of great park design, flexible standards provide more flexibility while ensuring the minimum requirements are met (*see Table 1.2*).

TABLE 1.2 - FLEXIBLE PARK STANDARDS	

▪ Park Amenities
  ▪ Furnishings, Structures and Architectural Features such as restrooms, shelters, trellises and gazebos
▪ Recreation and Play Amenities
	▪ Special features and structures
	  ▪ Water features, splash pads, fountains and similar features
	  ▪ Special park features such skate parks and demonstration gardens
	  ▪ Themed elements and historic/cultural features
	  ▪ Environmental and interactive art features such as Low Impact Design (LID) systems stormwater conveyance system, labyrinths and interpretive walkways
	  ▪ Public art and sculpture

END USERS

PARK DESIGNERS

The Heber City Park Standards are not a substitute for professional expertise, experience, and aesthetic judgment. It is assumed that professional landscape architects (PLAs), licensed in the State of Utah, shall be responsible for the design of all parks in Heber City. They shall utilize these guidelines to help ensure public safety, health, regulatory, and permitting requirements associated with the design and implementation of parks are met, and shall ensure that all applicable local, state, and federal laws, codes, and regulations are addressed and incorporated as required. Generally, the design of parks and open space shall be undertaken by project owners and developers, and reviewed and revised by the city.

CITY STAFF

City staff will use these standards in conjunction with city policies and guidance documents, community desires and needs, and existing amenities in other parks when evaluating and managing park development projects. Their role is to help ensure that the design and specific elements for each park and open space meets the needs of the city and park system.

MEMBERS OF THE PUBLIC

These guidelines are available to the public to help clarify the processes and standards that are in effect.

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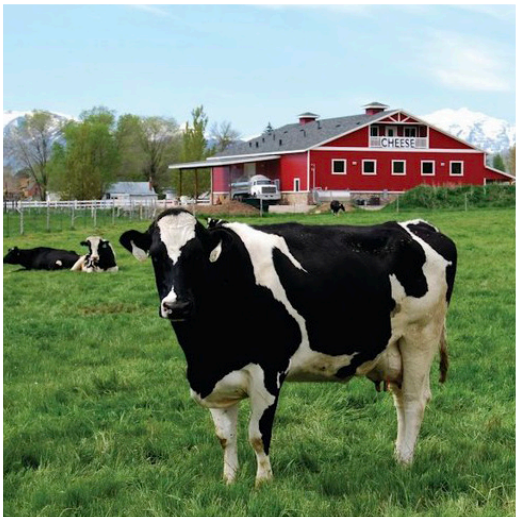
THE HEBER CITY IMAGE

Heber City is nestled in a green valley, brimming with historic agricultural uses, the beautiful Provo River, and unmatched views of the Wasatch Mountains. This image of Heber City creates a strong sense of place, and the consistent application of the City brand, themes, and aesthetic vision is essential for achieving a cohesive park system. Park designers should be familiar with the Heber City brand and central themes (*see Table 1.3*) as well as the characteristics of the unique City districts and future land use areas. For further clarification, a land use and district map are found on *pages 16 and 17* respectively, as well as in the *Heber City Envision 2050 General Plan (adopted 2020)* and *Central Heber Vision Scenario (proposed 2023)*.

TABLE 1.3 - HEBER CITY BRAND CENTRAL THEMES

Description: The central themes of the City address focal points and commonalities that residents and visitors universally cite when describing the Heber Valley.

- Sense of history and place in a beautiful mountain valley, and its welcoming and peaceful environment
- Open space & rural character
- Friendly neighborhoods and centers
- Diverse regional recreational opportunities



HEBER CITY DISTRICTS

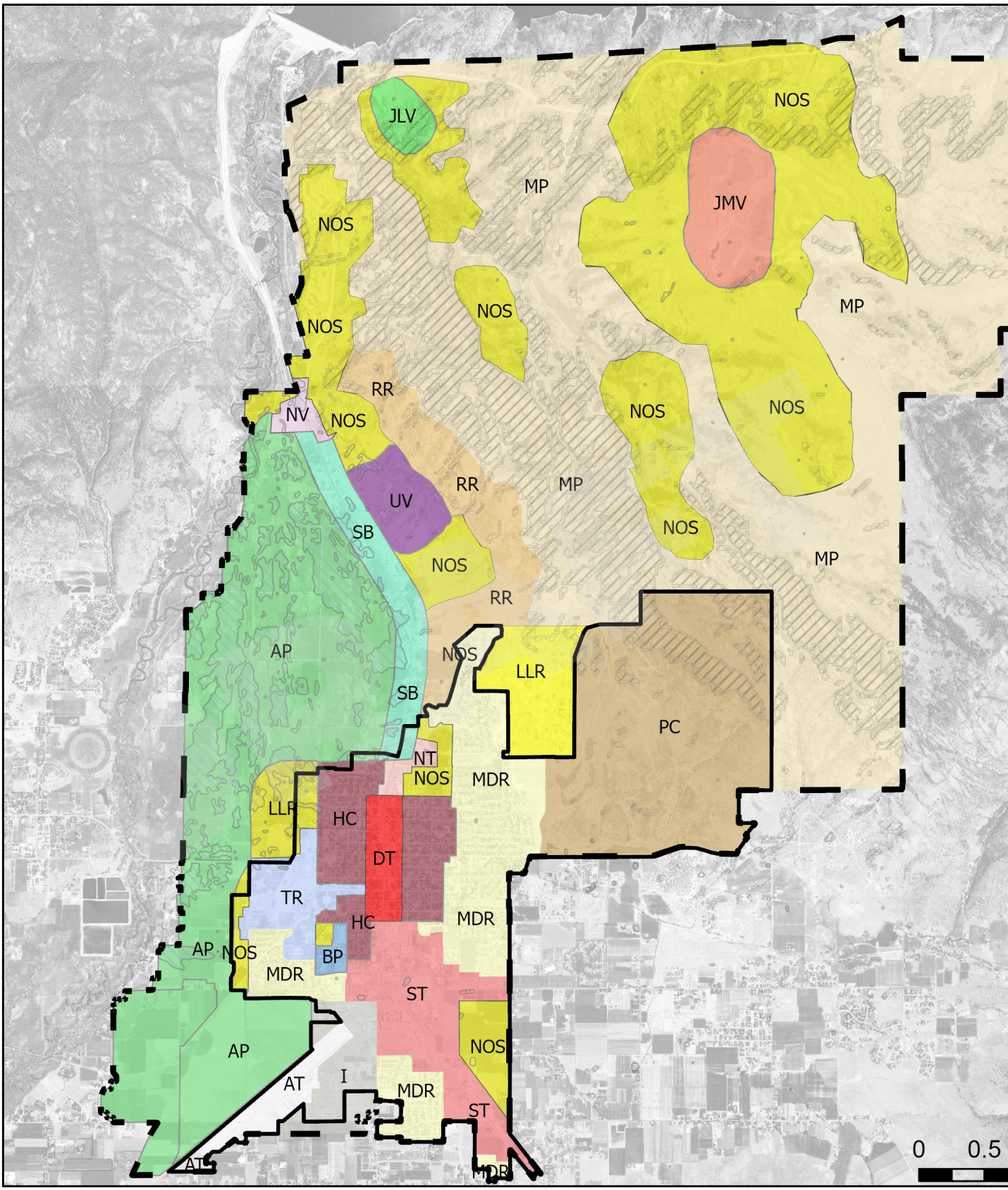
In addition to the overall Heber City brand, specific design standards have been developed for specific areas of the city. For example, the Municipal Code includes a special section for the North Village to help ensure a unified design and quality development is achieved through the use of high-quality materials, architecture, landscaping, and open space, as defined in the General Plan (*see Table 1.4*). Note that the "Mountain Modern" style referenced throughout this section shares the characteristics of the North Village.

TABLE 1.4 - NORTH VILLAGE (NV) KEY CHARACTERISTICS

Description: A town center located at the major crossroads of Highway 40 and Highway 32, growth is anticipated to exceed many other areas of Heber due to the numerous developments occurring in both Summit and Wasatch Counties, including evolving ski resort destinations.

- Simple rustic detailing and ornamentation
- Stone/ brick or natural/ transparent stained wood
- Colors and materials blend with the natural setting
- Simple geometric forms
- Exposed structural elements

MAP 1.1 - HEBER CITY FUTURE LAND USE MAP



FUTURE LAND USE
HEBER CITY
HEBER STUDY BOUNDARY
UNBUILDABLE SLOPES
WETLANDS
FUTURE LAND USE
ACRONAME
ST SOUTHTOWN
AP AGRICULTURE PRESERVATION
AT AIRPORT
BP BUSINESS PARK
DT DOWNTOWN
HC HISTORIC CORE
I INDUSTRIAL
JLV JORDANELLE LAKE VILLAGE
JMV JORDANELLE MOUNTAIN VILLAGE
LLR LARGE LOT RESIDENTIAL
MDR MEDIUM DENSITY RESIDENTIAL
MP MOUNTAIN PRESERVATION
NOS NEIGHBORHOOD W OPEN SPACE
NT NORTHTOWN
NV NORTH VILLAGE
PC PLANNED COMMUNITY
RR RURAL RESIDENTIAL
SB SCENIC BUFFER
TR TOURISM RECREATIONAL
UV UNIVERSITY VILLAGE
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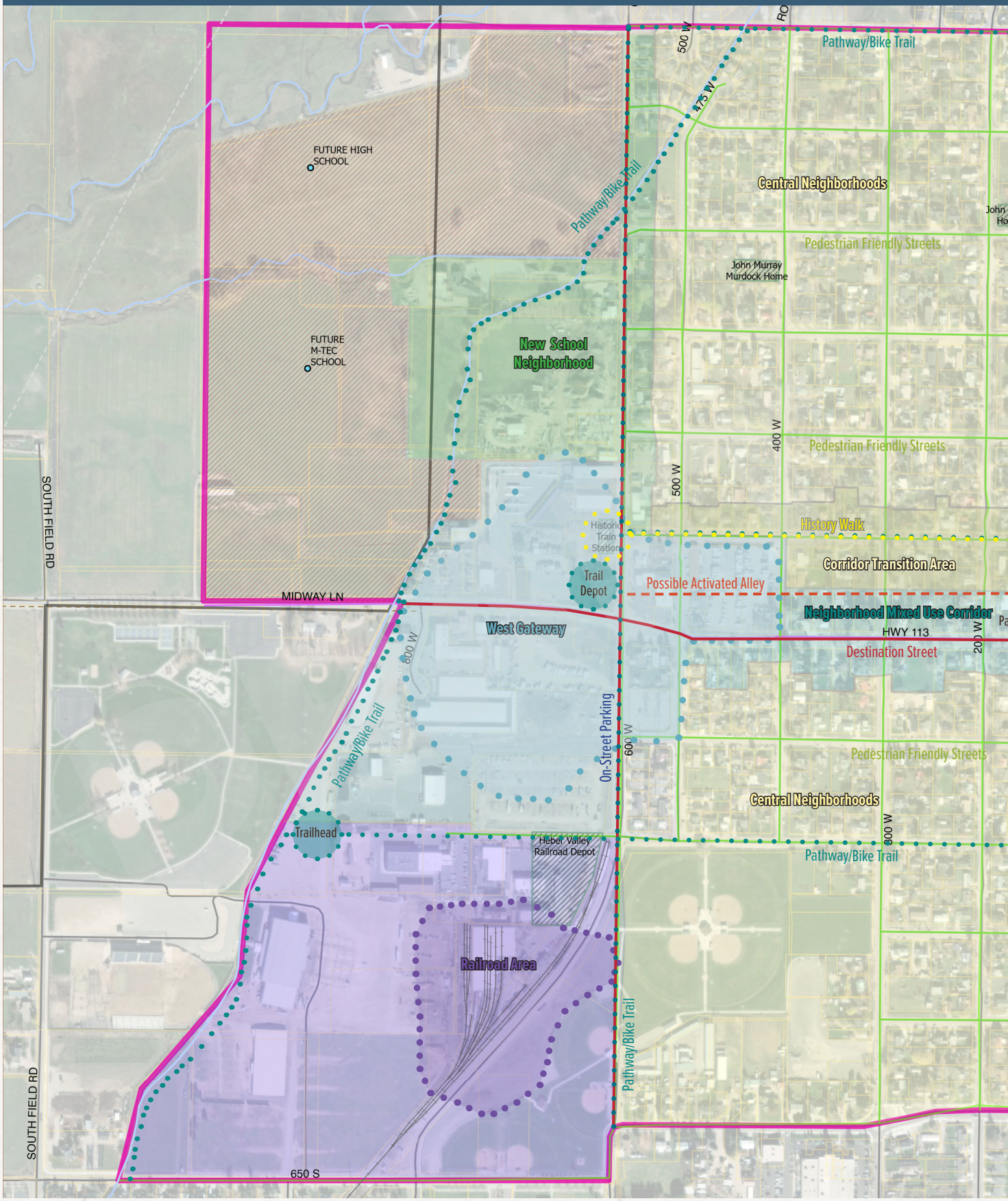
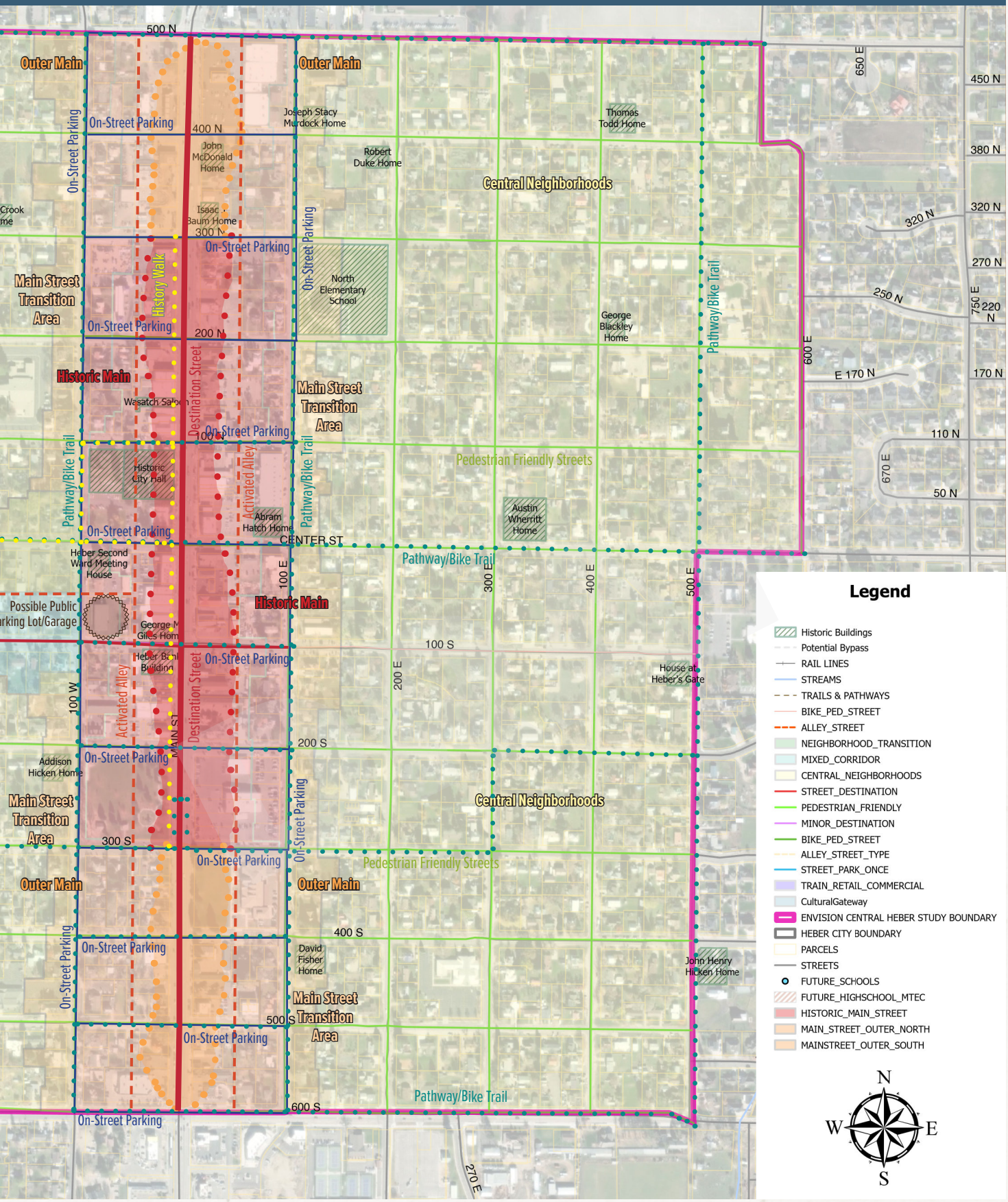
MAP 1.2 - ENVISION CENTRAL HEBER CITY DISTRICT MAP




Outer Main
Outer Main
500 N
On-Street Parking
400 N
Joseph Stacy Murdock Home
Thomas Todd Home
Robert Duke Home
John McDonald Home
Central Neighborhoods
Isaac Baum Home
300 N
On-Street Parking
Main Street Transition Area
History Walk
North Elementary School
On-Street Parking
200 N
George Blackley Home
Pathway/Bike Trail
Historic Main
Destination Street
Main Street Transition Area
Wasatch Saloon
100 N
On-Street Parking
Pedestrian Friendly Streets
Historic City Hall
Activated Alley
Abram Hatch Home
Austin Wherritt Home
On-Street Parking
CENTER ST
Heber Second Ward Meeting House
Pathway/Bike Trail
Possible Public Parking Lot/Garage
Historic Main
George M. Giles Home
100 S
Heber Bank Building
On-Street Parking
House at Heber's Gate
Activated Alley
Destination Street
MAIN ST
200 S
Addison Hicken Home
On-Street Parking
Main Street Transition Area
Central Neighborhoods
300 S
On-Street Parking
Pedestrian Friendly Streets
Outer Main
Outer Main
400 S
On-Street Parking
David Fisher Home
John Henry Hicken Home
Main Street Transition Area
500 S
On-Street Parking
Pathway/Bike Trail
600 S
On-Street Parking
650 E
450 N
380 N
320 N
320 N
270 N
250 N
750 E
220 N
600 E
E 170 N
170 N
110 N
670 E
50 N
100 E
300 E
400 E
500 E
200 E
100 W
270 E
Legend
Historic Buildings
Potential Bypass
RAIL LINES
STREAMS
TRAILS & PATHWAYS
BIKE_PED_STREET
ALLEY_STREET
NEIGHBORHOOD_TRANSITION
MIXED_CORRIDOR
CENTRAL_NEIGHBORHOODS
STREET_DESTINATION
PEDESTRIAN_FRIENDLY
MINOR_DESTINATION
BIKE_PED_STREET
ALLEY_STREET_TYPE
STREET_PARK_ONCE
TRAIN_RETAIL_COMMERCIAL
CulturalGateway
ENVISION CENTRAL HEBER STUDY BOUNDARY
HEBER CITY BOUNDARY
PARCELS
STREETS
FUTURE_SCHOOLS
FUTURE_HIGHSCHOOL_MTEC
HISTORIC_MAIN_STREET
MAIN_STREET_OUTER_NORTH
MAINSTREET_OUTER_SOUTH
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EMERGING ENVISION CENTRAL HEBER DISTRICTS

The following districts were identified as part of the Envision Central Heber project with unique themes and characteristics for design professionals to consider (*see Table 1.5 - 1.7*):

TABLE 1.5 - RECREATION & TOURISM DISTRICT KEY CHARACTERISTICS

Description: An outdoor-oriented district that lets Main Street "shine" while supporting local recreational activities and regional recreational destination pursuits.

- Wide sidewalks
- Benches
- Outdoor dining areas
- Street trees
- Plaza space
- Fire pits/heaters
- Bike racks
- Activity structures
- Art/sculptures
- Planters
- Attractive streetlights
- Classic materials and features
- Modern/clean lines
- Preferred building materials: brick, wood/composite siding, sandstone, timbers
- Design standards requiring classic commercial features (e.g. storefront), but with flexibility for a variety of styles.

TABLE 1.6 - CENTRAL NEIGHBORHOODS DISTRICT KEY CHARACTERISTICS

Description: Pedestrian-friendly streets with an easy-to-access bike network, neighborhood parks, a potential alley pilot project between 100 South and Center Street, a history walk connecting the original train depot and the Civic Center Block, historic structures and homes enhanced.

TABLE 1.7 - MAIN STREET DISTRICT KEY CHARACTERISTICS

Description: Highly active destination Main Street featuring live/work/play/shop/dine/gather opportunities; historic/classic architecture in Historic Main District and historic themed but more flexible architecture in outer Main.

- Benches
- Outdoor dining areas
- Street trees
- Plaza space
- Fire pits/heaters,
- Bike racks
- Activity structures
- Art/sculptures
- Planters
- Attractive streetlights
- Mix of existing historic and new modern and traditional
- Preferred building materials: brick, sandstone, glass, timbers, rock
- Apply existing design standard for classic commercial requiring historic/classic commercial features (e.g. storefront), but with flexibility for a mix of styles
- Classical/historic building features encouraged.

FUTURE LAND USE DISTRICTS

In addition to the emerging Central Heber Districts,the following land uses described in the *Heber City Envision 2050 General Plan (adopted 2020)* provide general direction and guidance for future decisions to expand, modify, or rehabilitate City infrastructure.

In order to ensure the brand and aesthetic vision is current and up to date, it is the responsibility of each professional designer to verify that they have reviewed the current version of the General Plan and other adopted policies, plans, and documents.

DISTRICT TYPE	USES	KEY CHARACTERISTICS
Historic Core Neighborhood (HC)	Primary: single family dwellings on smaller lots, town homes, duplexes, triplexes, flexible infill, small multifamily buildings; consider bonus densities for higher quality architecture Secondary: connective and corner small scale retail/ restaurants, bed and breakfasts, community gardens, public facilities, churches	A mixed neighborhood emphasizing a variety of housing types. Strong street connections to the downtown and the tourist center; bicycle and pedestrian friendly.
Jordanelle Mountain Village (JMV)	Primary: commercial and service uses intended to reduce trip generation to other town centers Neighborhoods: low, medium and higher density residential areas on slopes less than 30%, clustering options, schools	A mixed use town center intended to serve the significant population on the upper mountain area, characterized by Mountain Modern architecture and mixed uses that include gathering spaces. Natural lands are preserved. Roads with swales and trails, clustering options, small lot and townhome options, significant open space, natural areas, schools.

DISTRICT TYPE	USES	KEY CHARACTERISTICS
Jordanelle Lake Village (JLV)	Primary: hospitality, mixed uses, service and commercial uses Secondary: medium to higher density residential, schools	A mixed use town center with adjacent neighborhoods to serve the region's growing recreation/tourism industry, characterized by Mountain Modern architecture and mixed uses that include gathering spaces. Development blends into the slopes, and natural lands are preserved. Roads with swales and trails, clustering options, small lot and townhome options, significant open space, natural areas.
Utah Valley University Village	Primary: an array of uses supportive to the University, including hospitality, training centers, small retail, gathering places, mixed use, and student housing. Secondary: tech uses, affordable housing	A mixed use village created to support the growth and desirability of the UVU campus, characterized by Mountain Modern architecture and vibrant pedestrian gathering places.
New Neighborhoods with Open Space (NOS)	Primary: SFDs Secondary: townhomes, small lot and attached housing	Small lot clusters, townhomes and open space achieved through clustering and generally located adjacent to centers.
Agricultural Preservation (AP)	Agricultural uses on large lot (20 acres), with minor residential use	Dairy, grazing and grazing supportive crops with a homestead. Agricultural areas provide separation between communities.
Mountain Preservation (MP)	Recreational uses using the preserved natural areas	Steep slopes over 30%, stream corridors, wetlands, areas providing separation between communities. Clustered housing with density transfers to the villages.

DISTRICT TYPE	USES	KEY CHARACTERISTICS
Scenic buffer (SB)	Scenic highway corridors with adjacent trail systems, storm water retention and significant use setbacks	Natural and enhanced landscapes with trail systems adjacent to existing and proposed highways.
Rural Residential (RR)	Residential and agricultural mix in clustered patterns of development	Rural streetscapes with clustered housing and large open spaces in a natural, grazing, or agricultural use.
Medium Density Residential (MDR)	Primary: single family residential uses	Existing single family neighborhoods with a mix of suburban and rural street standards.
Large Lot Residential (LLR)	Primary: single family residential uses	Mostly existing single family neighborhoods with expansive views due to large separations between homes.
Planned Community (PC)	Primary: large lot single family homes	Existing neighborhood with significant open space and recreation uses.
South Town Center (ST)	Primary: regional commercial/ office uses, health services, light manufacturing and tech businesses Secondary: medium to high density residential	A mix of businesses catering to the regional larger scale needs of Wasatch County. Includes big box retail opportunities.
North of Downtown Center (NT)	Primary: regional commercial/ office uses, health services, incubator business complexes Secondary: medium to high density residential	A secondary regional hub.
Business Park (BP)	Office and tech uses	High quality design and architecture.
Airport (AT)	Airport and air traffic related uses	Runways, hangars, service shops and supportive commercial uses.
Light Industrial (I)	Manufacturing uses located generally within enclosed buildings, plus office warehouse uses	Limited outdoor storage and activity; may allow for accessory apartments.

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PARK TYPE STANDARDS

LEVEL OF SERVICE (LOS) STANDARDS

As detailed in the *Heber City Parks, Trails and Open Space Master Plan (adopted 2021)*, establishing a clear Level of Service (LOS) for parks is essential for ensuring that existing and future park needs are met. The plan calls for a future LOS of 4.0 acres of park land to be provided for every 1,000 residents, equitably distributed throughout the city so that eventually a park or trail will be available to every household within a maximum half-mile walking distance. Generally, an emphasis should be placed on the quality of parks rather than the quantity (acreage).

Existing and future parks are expected to meet the high aspirational standards for quality amenities and design. In addition, extra vigilance is necessary to ensure existing and future parks are distributed in a manner that is equitable and achieves the ambitious goal of ensuring a maximum walking distance from home to the nearest park.

MINIMUM STANDARDS FIXED STANDARD

Establishing minimum standards is not meant to be prescriptive or to suggest that every park should look similar and contain the same or indistinguishable features and equipment. Rather, it is assumed that each park will be funded at a level to allow the park to meet the established standard, and carefully designed to ensure each site is unique and aligned to the specific location.

In order to meet the needs and expectations of the city and its residents, all parks are required to provide a minimum level of amenities based on the size of each park in acres. “Amenities” encompass a broad range of features that will be used by park users, such as playgrounds, sport fields, furnishings, and restrooms. Individual park amenities, paired with a park’s overall design and setting contribute to the character and function for each park. **At least 10 points per 0.1 acre or 100 points per acre are required in the design of Heber parks** (*see Table 2.2*).

SENSITIVE SITE ELEMENTS

Heber City recognizes that not all land is buildable or appropriate for development and that there are areas on which the intensity or type of development should be modified. Areas commonly referred to as “sensitive lands” provide beneficial uses, distinctive features, and natural settings that should be enhanced or preserved (see *Municipal Code Chapter 18.67 - Sensitive Lands*). At the discretion of the planning commission and city council, sensitive lands characteristics (*see Table 2.1*) may grant an applicant some leniency in determining amenity requirements. Points will be awarded based on the quality and usability of the land.

TABLE 2.1 - SENSITIVE LANDS CHARACTERISTICS

- Steep slopes
- Significant rock outcroppings
- Wetlands
- Avalanche zones
- Intermittent or constant flow stream corridors
- Ridgelines
- Springs
- Significant gullies
- Species protection
- Wildfire/urban interfaces
- Flood plains
- Animal migration routes
- Soils and geotechnical considerations, such as fault lines, soil types, and depth to bedrock, and shallow water table levels

PARK AMENITY REQUIREMENTS (POINTS WILL BE FINE-TUNED)

The following elements may be used to achieve the 10 points that are required per 0.1 acre (or 100 points per acre). Park features or elements that are not included in this table may be proposed by an applicant and are assigned points by the planning commission and city council. All parks are required to provide a mixture of amenities that are reflective of the park type (*see pages 28-32*).

TABLE 2.2 - AMENITIES/ PARK FEATURES	POINTS
Sports court (6,600 sq. ft. or 55' x 120')	100
Restroom (min. 190 sq. ft. and 2 stalls) (80 points per additional 2 stalls)	100
Multi-purpose sport fields (needs dimension)	50
Passive recreation area (needs dimension)	50
Trail, hard or soft surface (min. width to maximum 8ft.), excluding sidewalks along streets (per 100 linear feet). Trail and bike lane connections to other parks, open spaces, recreation amenities and community destinations should be included	6-8
Drinking Fountain (freeze resistant w/pet bowl & bottle filler)	5
Pavilion (per 100 sq. ft.)*	4
Shade structure (per 100 sq. ft.)	4
Public art or sculpture, artist commissioned	4
Picnic or dining table (6'-8'); bench or other seating (6'-8'), trash receptacle or similar furnishings. High-quality metal, powder-coat, selected from same series or model**	2
Bicycle rack (4+ bikes)	2
Trees (5)	2
Playground equipment, splash pad, skate, or other specialty play feature (per $1,000)	2
Sensitive lands characteristics as determined by Heber City (awarded based on the quality and usability of the land)	0-100
Other special amenities and features approved by Heber City	0-100

** 1 picnic table or equivalent is required for every 100 sq ft.*

*** A minimum of one trash can is required for every pavilion and/or picnic/dining table*

DIFFERENT PARK TYPES

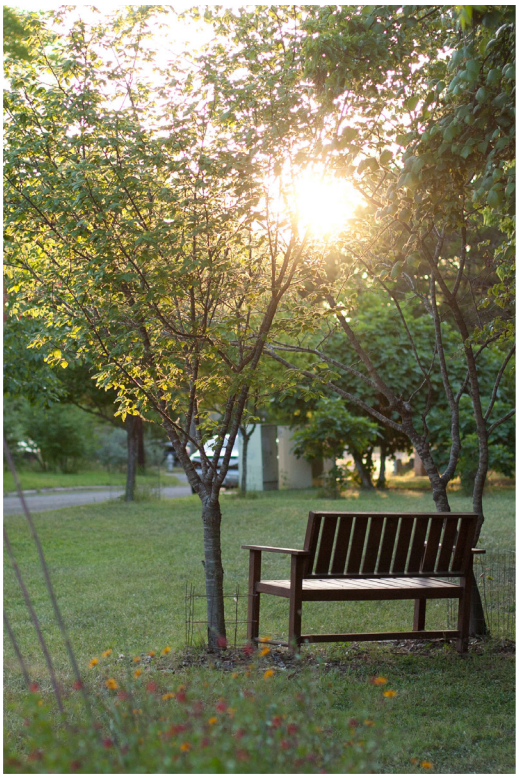
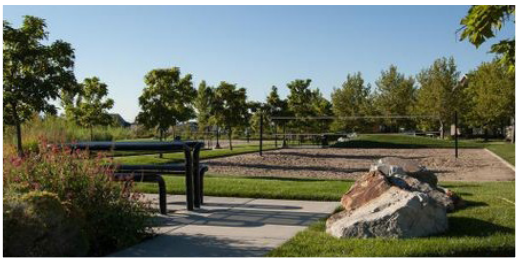
LOCAL PARKS

5 ACRES OR LESS

Local Parks are small (typically less than 5 acres) and provide limited amenities. They are also referred to as Common, Green, or Pocket Parks. While it should be noted that Local Parks are generally not supported in the *Heber City Parks, Trails and Open Space Master Plan (adopted 2021)*, they should include the following minimum amenities in order to match their size and function (*see Table 2.3*):

TABLE 2.3 - LOCAL PARK MINIMUM AMENITIES

- Trees
- Picnic tables, benches, or other site furnishings
- 1 drinking fountain for anything larger than 2 acres or as otherwise determined by City staff
- Passive multi-use area(s)
- A covered shelter, pavilion or shade structure or a small playground, sport court or activity area
- Restrooms are costly and are not typically included (if restrooms are desired in the future, additional funding will be required)
- Focus on natural park functions and trail access rather than developed park amenities such as courts and fields

NEIGHBORHOOD PARKS

3-10 ACRES

Neighborhood Parks are recommended as the primary park type for filling gaps in the park system. They generally provide the best value to the City and its residents by striking a balance between convenient access, and the level of amenities they provide. While the established size range for Neighborhood Parks is 3-10 acres, **a minimum of 5 acres should be the goal for future parks**, as this is considered the minimum threshold for ensuring efficient maintenance routines and for providing the highest level of play and recreation opportunity. Neighborhood Parks should include the following amenities (*see Table 2.4*):

TABLE 2.4 - NEIGHBORHOOD PARK MINIMUM AMENITIES

- Trees
- Picnic tables or benches
- 1 drinking fountain for every 5 acres
- Passive multi-use area(s)
- Small/Medium Pavilion(s)
- A restroom
- Sport court(s) (basketball, volleyball, pickleball and tennis)
- Playground(s)
- Sports field(s) (baseball, soccer, football and similar sports for casual play, pick-up games and training)
- Trail and bike lane connections to other parks, open spaces, recreation amenities and community destinations
- Perimeter walking trail(s) where appropriate

COMMUNITY PARKS

10 - 30 ACRES

Community Parks are larger parks that meet the needs of the entire community. They should be between 10-30 acres and include the following (*see Table 2.5*):

TABLE 2.5 - COMMUNITY PARK MINIMUM AMENITIES
▪ All the amenities and features in Neighborhood Parks ▪ At least one large pavilion ▪ At least one specialty regional recreation feature, such as a sports complex, an aquatics facility, splash pad or arboretum ▪ At least one restroom, depending on size and need ▪ Community event infrastructure

REGIONAL PARKS

30+ ACRES

Regional Parks are large, typically greater than 30 acres in size. They are the largest and most diverse park type, providing a wide range of amenities and features. Future city and county-owned Regional Parks should include the following (*see Table 2.6*):

TABLE 2.6 - REGIONAL PARK MINIMUM AMENITIES

- All the amenities and features in Community Parks
- Two or more specialty regional recreation features, such as a sports complex, an aquatics facility, splash pad or arboretum
- Two or more restrooms, depending on size and need
- Community event infrastructure

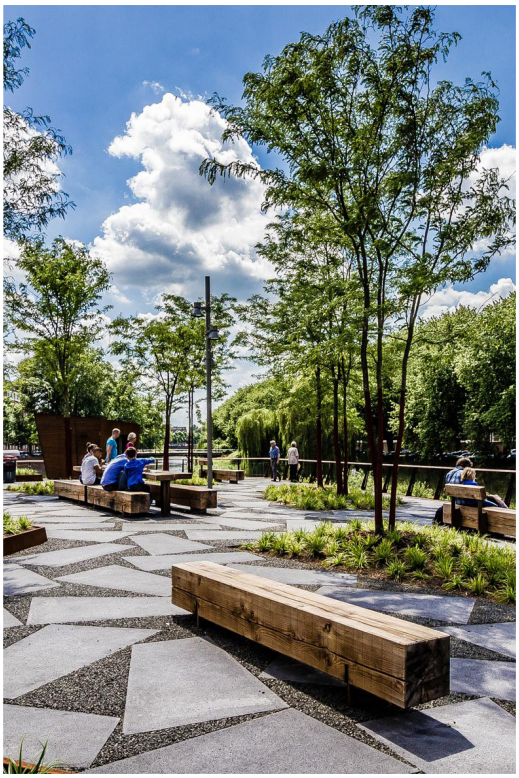
URBAN GATHERING PLACES

VARY IN SIZE

Urban Gathering Places are important for activating Heber's destinations and town centers. As such, they should provide the highest level of amenities. They are intended to provide high quality gathering places, incorporating amenities and features that engage local residents and encourage visitors to join in and return again and again. Urban gathering spaces vary in size, but should include many of the same minimum amenities and features found in Community and Regional Parks while also incorporating special amenities that provide a regional draw. They should include amenities that support 24/7 activity and contribute to a unified look and appeal as defined in the General Plan and Envision Central Heber. In summary, Urban Gathering Places should include the following (*see Table 2.7*):

TABLE 2.7 - URBAN GATHERING PLACES MINIMUM AMENITIES

- Amenities and features similar to those found in Community/Regional Parks as well as features such as plaza spaces, fire pits/ heaters, bike racks, activity structures, art/ sculptures, planters, fitness stations, and attractive streetlights
- Special destination amenities that provide a regional draw such as a performance and event venue, food and eating elements, destination play/water features, and special programming/ branding
- Amenities that support 24/7 activity and contribute to a unified look and appeal as defined in the general plan



CONSIDERATION OF SPECIAL PARK NEEDS & CHARACTERISTICS

These general park standards are primarily a function of the size and purpose of each park. In some cases, other characteristics may need to be considered when determining how to apply the standards.

For example, a park that is located in a natural setting should build upon those conditions, resulting in a simpler and less developed park better matching the context and setting. Another example is a park that is located in a district or neighborhood with a special theme, brand, or look. In such cases, those special conditions should be considered and evaluated in addition to the general standards.

DRAFT

3

PARK DESIGN

Great parks require great designs. They rarely, if ever, just “happen.” Nearly all communities have public spaces and features that evolved without any type of strategic plan or organized process, and while these places are appreciated, they are not the destinations they could have been with the application of solid design approaches.

This section outlines seven park design principles that, when applied strategically, will result in quality, well-thought-out park spaces.

PARK DESIGN PRINCIPLES

INCLUSIVE & WELCOMING

Great parks make you feel good as soon as you arrive. They are open in their design, welcoming, and park visitors sense that they are in a safe place where they can relax, exercise, play with their kids, or make new friends.

SUSTAINABLE & RESILIENT

Great parks embody environmentally responsible development strategies. Heber's parks are not only great places for people, but they incorporate natural systems and processes, conserve water and other natural resources, balance dark-sky lighting principles with public safety, and are designed with ecological processes in mind — incorporating them seamlessly.

BEAUTIFUL

Great parks are filled with beautiful elements that are organized in ways that create balance, unity, rhythm, proportion, and interest.

SENSITIVE TO CONTEXT

Great parks are a reflection of their context. For example, a park adjacent to a school will take into consideration the needs of the students next door and will be designed in such a way that their experience is maximized. A park located in a wooded or river setting will build upon those features, celebrating the unique features associated with those natural elements.

DESIGNED TO EVOLVE

Great parks have longevity while also being able to respond to changes over time. A great park can adapt to meet the needs of new generations and respond to evolving activities and uses.

TIMELESS

Great parks are timeless, reflecting the era in which they were designed. Some of the most innovative park designs retain their original look and feel even after being modified and changed to meet new needs.

MAINTAINABLE

Great parks always involve and consider the needs of maintenance staff in the planning and design process, ensuring efficient maintenance processes and budgetary limitations are integrated into the design.

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4

SOFTSCAPE & HARDSCAPE

The process of landscape design involves planning both the hardscape and softscape features of an area in order to achieve desired goal and needs for the park. When planning Heber's parks, one should consider activity requirements, maintenance, aesthetics, functionality, and cost.

SOFTSCAPE FIXED STANDARD

Softscape refers to the horticultural elements of a park that are composed of plant materials such as shrubs, trees, lawns and ground covers, and similar live and growing elements. Softscape also includes surface treatments associated with the planted areas such as mulches (*see Table 4.1*).

Softscape requires regular maintenance such as weed and nuisance management, lawn management and watering, and similar activities that ensure the park is functional and usable. See the appendices for softscape standard specifications and details.

TABLE 4.1 - SOFTSCAPE

Description: Horticultural elements of a park composed of plant materials or other similar live, growing elements.

- Plant materials such as shrubs, trees, lawns, ground covers, and similar live and growing elements
- Surface treatments associated with planted and live materials such as mulches
- Requires regular weeding, nuisance management, lawn management, watering, and similar activities

HARDSCAPE FIXED STANDARD

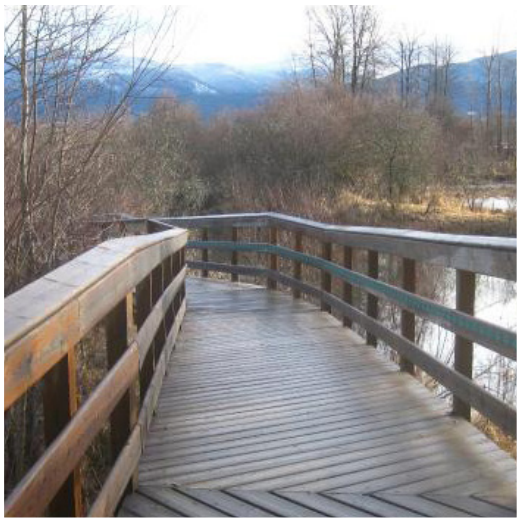
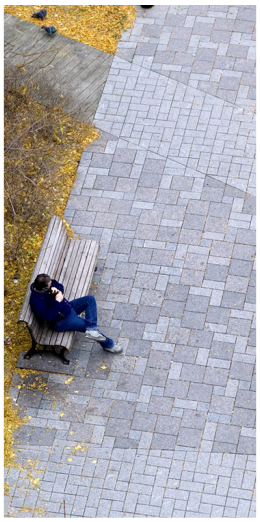
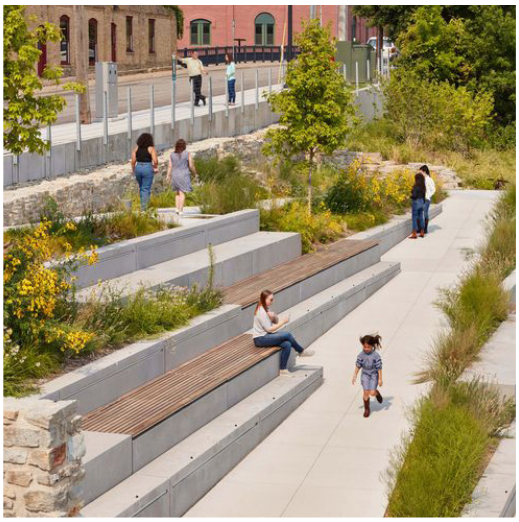
Hardscape refers to hard landscape materials in the built environment that are incorporated into a landscape. Hardscape may include paved surfaces, driveways, retaining walls, stairs, walkways, and any other hard-wearing materials composed of wood, stone, metal and concrete (*see Table 4.2*).

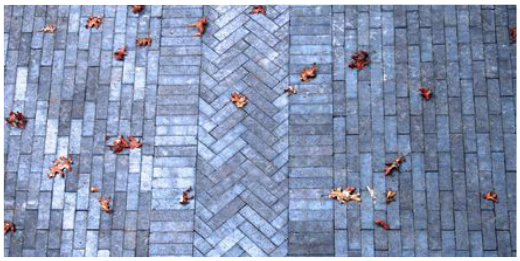
Hardscape can also be defined spatially (plazas, gathering areas, sidewalks, paths and trails), by use edging, and by material (concrete, asphalt, stone, decomposed and crushed stone, gravel, asphalt, metal and wood). See the appendices for hardscape standard specifications and details.

TABLE 4.2 - HARDSCAPE

Description: Hard landscape elements and materials in the built environment that are incorporated into a landscape.

- Includes paved surfaces, driveways, retaining walls, stairs, walkways, and other hard-wearing materials
- Hardscape can be defined spatially (plazas, gathering areas, sidewalks, paths, and trails)
- Hardscape an be defined by use (edging)
- Hardscape can be defined by material (concrete, asphalt, stone pavers, decomposed and crushed stone, gravel, asphalt, metal, and wood)



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5

PARK AMENITIES

Park amenities encompass man-made features and structures in a park. Examples include:

- Furnishings such as benches, picnic tables, and trash receptacles
- Architectural features and structures (large and small) such as arbors, shelters, shade structures, restrooms, and storage facilities
- Playgrounds and play features
- Smaller features such as fences, walls, and lighting
- Special features that complete the park and make it unique such as public art, monuments, fountains, water features, and statues

In short, park amenities encompass all of the features that enhance one's enjoyment and comfort at the park. Park design often begins by addressing the primary use areas and ends with the selection of amenities that make the park a place that people want to visit regularly.

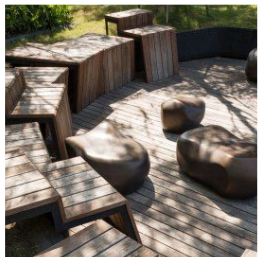
The following are typical standards and qualities that should be considered when designing and selecting park amenities in Heber City. Standard details and specifications are contained in the appendices.

PARK FURNISHINGS FLEXIBLE STANDARD

Park furnishings should be limited to a select and unified range of features. Examples include the following:

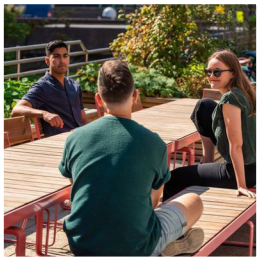
SEATING AND BENCHES

When selecting seating and benches, the function of each park and the anticipated park users should be carefully considered. For example, if the park is located in a neighborhood with a greater concentration of elderly users, more benches and seating should be provided that include support for the arms and back. Materials should be selected that are comfortable, durable, and easy to clean such as powder-coated metal and recycled wood. The benches and seats should be selected from standard model lines, with flexibility provided for branding with the Heber City logo or the park name.



PICNIC AND DINING FURNITURE

Picnic and dining furniture should be selected in a similar manner to park seats and benches, with special attention to ensure the needs of elderly, disabled, and users with special needs are addressed. These furnishings should complement the design and style of the other park furnishings, also incorporating opportunities for branding with the Heber City logo or park name.

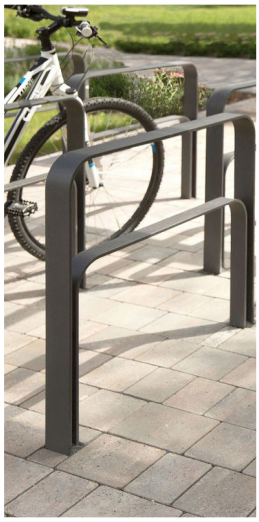


TRASH RECEPTACLES

To ensure the parks remain clean and attractive, an adequate number of trash receptacles should be located throughout the park with the greatest concentration in areas near picnic and dining areas, seating and assembly areas, and locations where people tend to gather such as entry plazas. The receptacles should complement the other park furnishings and be optimally located near seating and activity areas — close enough to be functional, yet far enough away to separate park users from any generated smells.

BIKE RACKS

Heber is an active community that will soon be connected by a coordinated trail system. Since many people will be riding their bikes to the city's parks and open spaces, the provision of robust bike racks at park destinations is essential. Factors such as ease of locking, proximity to the destination point, and high visibility should be taken into consideration. Bike racks should be embedded or surface mounted with tamper-proof bolts and feature thick metal bars at an appropriate height for easy and effective locking (meaning the bike frame and at least one wheel can easily be secured). Bike racks should be unified with the design of the other park furnishings.



DRINKING FOUNTAINS

Drinking fountains should be located in high-activity areas of the park such as picnic areas and sports facilities. They should be carefully selected to match the health and utility standards in Heber City, and should generally match the look and appearance of the other park furnishing. Drinking fountains should be fabricated from materials that are weather proof, vandal resistant, and easy to maintain. Drinking fountains should be selected to meet special needs such as filling water bottles and providing drinking water for dogs.

BUILDINGS AND ARCHITECTURAL FEATURES

Building and architectural features will vary depending on the specific needs and requirements of each park, requiring a high level of flexibility when designing and selecting these features. Whether specially designed or pre-fabricated, buildings and architectural features should meet the functional and design needs of the city, the surrounding neighborhood or district, and the park itself. Examples of key park buildings and architectural features include park shelters, pavilions, arbors, shade structures, and restrooms.

RESTROOMS

Restrooms are critical for conveying a high-quality impression of Heber's parks. They should be specially-designed or customized to ensure they meet both the functional and aesthetic needs of the park. Restrooms preferably are custom designed, and if a pre-fabricated structure is used it should meet the same design, functional needs, and requirements.

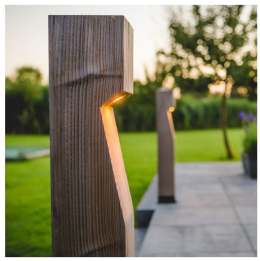
SPECIAL AMENITIES AND FEATURES

Special amenities and features include water features, splash pads, monuments, sculpture and public art, to name a few. Such features will vary depending on the specific function and vision for each park, and can contribute to a more complete park experience. Due to the variability of such features, they should be implemented with a higher level of flexibility and review than more standard park features and elements.

LIGHTING FIXED STANDARD

Park lighting should build upon the established lighting standards (see *Municipal Code Chapter 18.78 - Lighting*) and the engineering standard drawings and specifications for trail lighting. Park and park pathway lighting styles should be coordinated with the other park furnishings to provide a unified appearance while allowing flexibility to meet the specific needs of each park.

Park lights should utilize a coordinated system of bollards and pedestrian-scale light poles in addition to the lighting of key buildings and structures. Specific light fixtures should be selected from a single model-line. Park lighting should meet established lighting requirements, be high quality, dark-sky compliant, and utilize powder-coated metal poles and rust-resistant lighting housings.



FENCING FIXED STANDARD

In order to ensure Heber City parks are safe and secure, a unified and consistent fencing treatment is required.

DIFFERENT FENCES FOR DIFFERENT PURPOSES

Fences are structures which serve as an enclosure, barrier, or boundary and a fence's design should reflect it's purpose. The outer edges of Heber City parks should be a split rail or open farm fence style, similar to those found throughout the Heber Valley. In areas of the park that abut residential and commercial properties, a solid privacy fence is required. A greater level of flexibility and latitude is provided to meet special or unanticipated fencing needs. See the Appendices for details and specifications.

FENCING PRINCIPLES

SAFE AND FUNCTIONAL

The type of fencing should reflect the type of park or playground and be sensitive to those who frequent it. Playgrounds for small children, dog parks, and areas that are secured at night should utilize fencing that prevents climbing or jumping over. Fence openings should be tight enough to prevent a child or pet from getting stuck. Areas of the park that need to be secured should include lockable gates. Sports fields usually require taller fences in locations closest to direct play areas and lower barriers further from active play. If a fence is required in a natural park or walking trail, a more organic design would be appropriate.

STRONG AND DURABLE

All fence types should be be high-quality, durable, and match the specific need, setting, and park design vision. Wood and timber fences will decompose over time and may require more maintenance while metal fences typically last longer and tend to be stronger.

ATTRACTIVE AND SUITABLE

An attractive fence that matches the aesthetics of the park and reinforces the Heber City "brand" will help ensure the look of each park is unified and attractive as well as safe and secure.

MEETS REGULATION AND CODE REQUIREMENTS

Heber City zoning regulations and codes control many of the aspects of fence selection. The height, type, distance from the road, and other physical details of a fence must match the legal requirements of the city.

SIGNAGE FIXED STANDARD

Park signage performs multiple functions. It provides information and directions to help people find their way around the park, enhances learning experiences, helps maintain the image of the park, and communicates park rules. The best park signage is usually minimized, providing the necessary information and message without demanding undue attention. Park signage can be specific for the park system or part of a unified wayfinding signage system, but in either case it should be clear and concise.

Since a city-wide park signage system has not yet been developed, Heber City's parks should be limited to Naming Signs (also known as Entry Signs). These signs alert pedestrians, cyclists, and motorists that they have arrived at a specific park. The size of the signs vary according to the intended group of users with vehicle-oriented signs generally being larger than pedestrian or cyclist-oriented signage.

Signage for the site must be developed and integrated into the overall site during site design stages rather than as an afterthought, giving consideration to placement of landscaping areas. CHOSEN SIGN TYPE must meet the standards of Chapter X of the code.

STONE MONUMENT/ LANDSCAPE ENTRY SIGNS

Large engraved rock and natural stone entry monument signs re-enforce the Heber City brand identity while offering a unique range of shapes and sizes.

MIXED MATERIAL ENTRY SIGNS

Description pending decision.

RECREATION AND PLAY AMENITIES

FLEXIBLE STANDARD

Playgrounds are essential, safe places where children can get out and be active while developing cognitive, physical, social, and emotional skills. They are important amenities where people of all ages, abilities, and backgrounds gather to play, exercise, and interact.

The best playgrounds are carefully designed to maximize “play value” and similar opportunities for children to explore, exercise, and build confidence. Each park playground must be designed in such a way to best serve children, families, and the community.

PLAYGROUND PRINCIPLES

ALIGNED WITH CITY VISION

Playgrounds should be aligned with the Heber City design vision.

PERSONAL SAFETY

Playgrounds should be safe. Heber's parks should be designed according to Crime Policing Through Environmental Design (CPTED) principles, which alter the playground environment to prevent and reduce crime, and reduce criminal opportunities. Visit *cpted.net* to learn more.

PROVIDE HIGH PLAY VALUE

Playgrounds should provide high play value and include different types of play opportunities. While many playgrounds focus on active, physical types of play, the best playgrounds challenge children to explore and grow by providing opportunities to engage in different types of play such as the following (*see Table 5.1*):

TABLE 5.1 - HIGH VALUE PLAY

- **Active Play:** Running, jumping, climbing, twirling, swinging, spinning, and rolling around. Moving your body up, down, and around.
- **Sensory Play:** Touching different interesting textures, smelling flowers and plants, hearing music and sounds, seeing different perspectives and angles in addition to beautiful shapes and colors.
- **Creative Play:** Role playing, acting, singing, drumming, and dancing. Creative expression allows children to communicate and connect.
- **Reflective Play:** Watching, resting, reflecting, thinking, and daydreaming.
- **Imaginative Play:** Dressing up, make-believe, and pretend play. Play houses, pretend ships, vehicles, and props allow children to act out imaginary scenes and adopt roles.
- **Manipulative Play:** Handling, building, molding, manipulating, sifting, pouring, scooping, stacking, combining, and altering.
- **Social Play:** Talking, sharing, cooperating, taking turns, following rules, and playing sports.

DESIGN SAFETY

Playgrounds should provide safe play equipment and structures. This begins by investing in the most up-to-date equipment that adheres to strict safety guidelines and professional installation practices.

CONTEXT SENSITIVE

Playgrounds need to consider the surrounding environment and setting in order to ensure play value is maximized.

AGE APPROPRIATE

Playgrounds should be age appropriate, with separate play areas and amenities provided for children under 5 years old and those from 5 to 12 years and older.

INCLUDE VARIETY

Playgrounds should include a variety of equipment, and be supported by other amenities such as benches and seating areas, tables, shade structures, and trash receptacles. They should include comfortable places for caretakers to sit and observe, and for children to take breaks between play.

INCLUDE HIGH QUALITY FALL SURFACING

Playgrounds should include high-quality and safe "fall surfacing" that meets playground safety standards, is aesthetically appealing, and easy to maintain.

SENSE OF PLACE

Playgrounds should create a sense of place which fosters a sense of community pride and belonging.

ENCOURAGE CREATIVITY

Playgrounds should be designed with trust for children's creativity. Children are creative and will find ways to play that often aren't anticipated. A good playground should encourage children's creativity to take the lead.

ENCOURAGE EXPLORATION

Playgrounds should provide opportunities for exploring. The magic of a playground sometimes lies more in the little details than the structures and large features. A well-designed playground includes small wonders that can be discovered while playing.

PROVIDES WELL-CONNECTED ELEMENTS THAT "FLOW"

Playgrounds should "flow". Children at play do not move in straight lines. Good flow allow children to find different directions and explore each time they step into the play space. A playground that flows has well-connected play components.

ALL ABILITIES

Playgrounds should be designed for all abilities and beyond. Consider the needs of children of different mental and physical abilities, ages, and strengths, but avoid segregating children of different abilities. Focus instead on opportunities for children of all abilities to interact and play together.

DESIGN WITH NATURE

Playgrounds should work with, not against nature. Incorporate nature into your design as much as possible, and think about how to work with the natural features that already exist in your space.

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6 ACCESSIBILITY & ADA REQUIREMENTS

PARK ACCESSIBILITY STANDARDS

Parks and recreation facilities play a critical role in community wellness by providing a positive environment for physical activity and inclusion. When barriers exist that prohibit use of the park by a child with a disability, the opportunity for play and physical activity is lost. The presence of physical barriers can prevent children with disabilities from accessing all play elements on the playground. Most significantly, inclusive play between children with disabilities and children without disabilities is diminished when the playground does not have accessible equipment and surfaces. Physical barriers also prohibit adult caregivers with disabilities from engaging with their children and responding when a child is in need of assistance.

The Department of Justice's Americans with Disabilities Act (ADA) of 1990 is a federal law prohibiting discrimination on the basis of disability, ensuring equal access and benefit to all people. Stemming from ADA, *the 2010 ADA Standards for Accessible Design* establishes accessibility standards for public facilities that can be enforced under a federal court of law.

Before proceeding with the design of Heber City parks, visit *ada.gov* for up-to-date information on ADA requirements and accessible play areas.

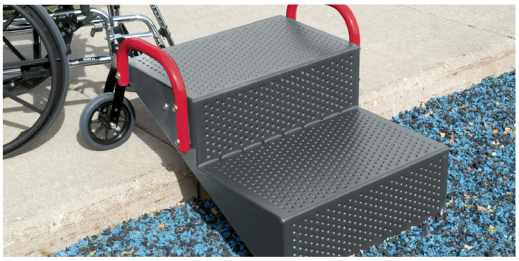
ADA STANDARDS FIXED STANDARD

APPLYING ADA STANDARDS TO PARK DESIGN

According to ADA, an accessible playground is one that offers a range of play experiences to children of varying abilities. Accessible playgrounds provide the following elements (*see Table 6.1*):

TABLE 6.1 - ACCESSIBLE PLAYGROUNDS

- An accessible path from the building or parking lot to the edge of the play area.
- An accessible path from the edge of the play area to the play equipment.
- Surfacing that complies with ASTM 1951 (Determination of Accessibility of Surface Systems Under and Around Playground Equipment).
- Accessible parking spaces nearby that meet ADA standards.
- Outdoor play areas for children ages 2 or older should be given equal opportunity to play. Playground equipment and facilities constructed or altered on or after March 15, 2012, must comply with the 2010 ADA Standards for Accessible Design.
- Once a child is in the play area, they must be able to access the play equipment by either moving out of their mobility device onto the playground structure (such as a transfer station) or by direct play structure access in their mobility device (such as a ramp).



ACCESSIBLE PLAYGROUND DISTINCTIONS

The very philosophy of public parks is that all people—regardless of race, ethnicity, age, income level, physical ability, sexual orientation, gender or religion – can take advantage of the park facilities, places, and spaces that make Heber a great community. There are many terms that define all abilities parks and play, which are for the most part interchangeable. However, there are some differences.

ADA COMPLIANT PARK OR PLAYGROUND

An ADA compliant park or playground meets all of the Americans with Disabilities Act regulations for playgrounds. It is the least you can do according to the law. In Heber City's parks and playgrounds, **meeting ADA requirements is simply the baseline, and accessible and inclusive park elements should always be considered**.

ACCESSIBLE PARK OR PLAYGROUND

Accessibility refers to the ease at which something can be used, reached, or entered. Accessible playgrounds are those that have gone beyond ADA to ensure that people using wheelchairs or other mobility devices can use the playground. **In Heber City, all parks and playgrounds should be accessible**.

INCLUSIVE PARK OR PLAYGROUND

Inclusion is ensuring that people feel that they belong, are engaged, and connected. Inclusive playgrounds are designed specifically to ensure that children of all abilities can play together — going beyond simply being wheelchair accessible. All inclusive playgrounds are accessible, but not all accessible playgrounds are necessarily inclusive. **In Heber City, all parks and playgrounds strive to be inclusive to the greatest degree possible**.

DRAFT

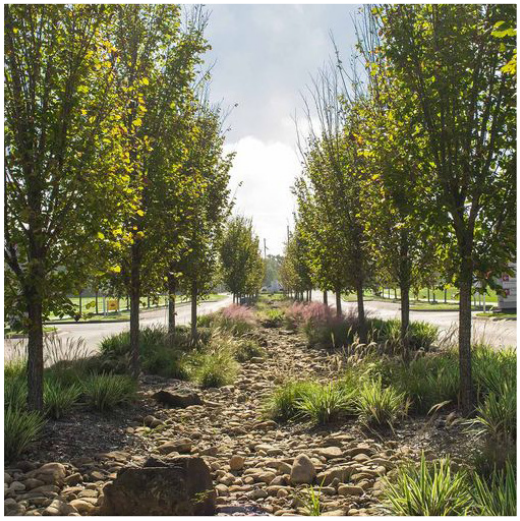
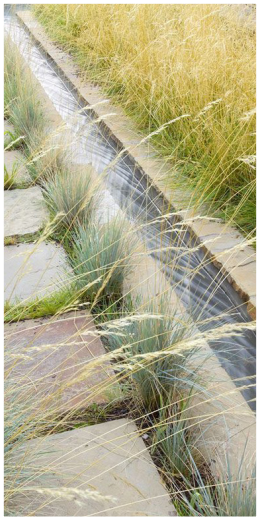
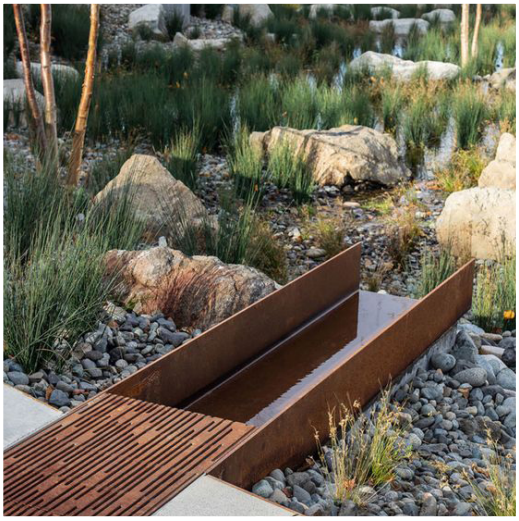
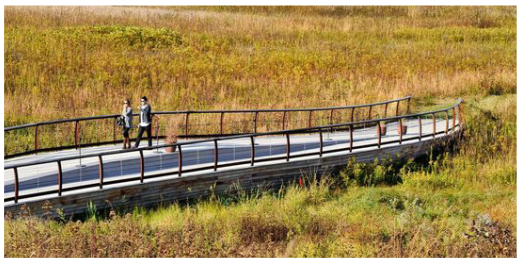
7

PARK UTILITIES, INFRASTRUCTURE, & IRRIGATION

The electrical, sewer, water, and other utilities required in Heber's parks must meet established engineering and code requirements. Similarly, roadways, parking, stormwater, and similar infrastructure must meet current planning and engineering requirements. See Heber City Engineering and Planning codes for general details, and contact city staff to ensure these applicable city standards are understood and correctly addressed in the park design.

GREEN INFRASTRUCTURE FLEXIBLE STANDARD

Green infrastructure offers a way to strategically create or enhance park amenities through more natural systems. Green infrastructure practices help infiltrate stormwater and enhance park topography, reduce maintenance, improve drainage, reduce erosion, improve vegetation health, and eliminate standing water. Converting high maintenance vegetation (such as turf) to lower maintenance native vegetation can reduce the need for supplemental water and other inputs such as fertilizers and pesticides. Mowing and weeding frequency may also be reduced through the proper implementation.

IRRIGATION FIXED STANDARD

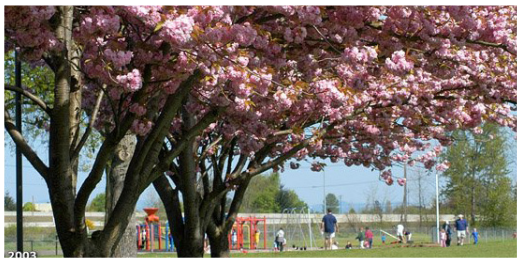
It is well documented that Utah is one of the driest states in the nation, second only to Nevada. This fact, along with a traditionally high level of water consumption and rapid population growth, has brought water conservation to the forefront of the natural resource issues we face.

Parks are often seen as a sort of “welcome mat” for the community. The promise of soft, green grass, robust sports fields, and well-tended trails often conflicts with the need to conserve water. Taking proactive steps in water use and turf-management strategies will only become more important over time and Heber City should ensure that the park irrigation standards address the changes ahead.

See the Municipal Code and appendices for up-to-date, water-conserving design and irrigation ordinances, standards, details and specifications. Some of the key elements to be considered when designing a water-conserving irrigation system include (*see Table 7.1*):

TABLE 7.1 - WATER CONSERVING IRRIGATION SYSTEM KEY ELEMENTS

- Backflow Preventers
- Booster Pump Assembly
- Controller
- Flow Meter
- Meter
- Piping
- Quick Couplers and Valves
- Sprinkler Heads
- Baseball/Softball infield Irrigation



STANDARD LANDSCAPE SPECIFICATIONS
TABLE OF CONTENTS

Specification Section No.	Last Rev.	Specification Name
01 5639	06/2023	Temporary Tree Protection
11 6813	06/2023	Playground Equipment
32 8400	06/2023	Irrigation Systems
32 9030	06/2023	Plants
32 9113	06/2023	Soil and Subgrade Preparation

SECTION 01 5639

TEMPORARY TREE PROTECTION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Section 32 8400 - Irrigation Systems

B. Section 32 9030 - Plants

1.2 SUMMARY

A. This Section includes trimming, protection, and irrigation of trees that are to remain. Trees which are to remain and must be protected are indicated on the drawings.

1.3 SUBMITTALS

A. Tree Protection Plan: Contractor to submit a 'Tree Protection Plan' for approval by the Owner's Authorized Representative prior to beginning construction. The tree protection plan shall information including fencing, barricades, temporary irrigation, employee education, public education, etc.

1.4 QUALITY ASSURANCE

A. Coordinate with the Heber City Authorized Representative to perform the following work:

1. Remove branches from trees that are to remain, if required.

2. Recommend procedures to compensate for loss of roots and perform initial pruning of branches and stimulation of root growth to accommodate new construction.

3. Recommend procedures for excavation and grading work juxtaposed to established plants.

4. Perform tree repair work for damage incurred by new construction.

5. Determine the location of the tree protection fencing.

1.5 PROJECT CONDITIONS

A. Temporary Protections: Provide fencing located outside the drip-line (outer perimeter of branches plus two feet) to protect trees and other plants that are to remain from damage for any tree within fifty feet of construction activity.

1. Tree protection fence that is protecting trees on adjoining properties needs only be on this project site and not on the adjoining property unless otherwise noted.

B. Protect Root Systems: Do not store construction materials, debris, or excavated material within the drip-line of trees to remain. Do not permit vehicles within drip-line. Restrict foot traffic within fenced area to prevent excessive compaction of soil over root systems.

C. Watering: Provide irrigation to the landscape and trees to remain.

1.6 CERTIFIED ARBORIST OBSERVATIONS:

A. A contracted certified Arborist or Heber City Arborist shall visit the site a minimum of once each month throughout the growing season to advise the Contractor and Owner's Authorized Representative of changes or modifications to the protection and maintenance procedures.

1. The Arborist may provide a Tree Monitoring Report for each site visit indicating tree damage, soil moisture/irrigation, color of foliage, canopy density, trunk and limb discoloration, and pest presence.

2. The Arborist may provide a Post-Construction Management Plan for the trees indicating tree assessments, fertilizing recommendations, and other long term maintenance recommendations.

PART 2 - MATERIALS

2.1 FENCING:

A. Tree protection fence shall be sturdy and highly visible to discourage entrance and disturbance.

1. Fence to be 4 ft high minimum high visibility nylon or chain link.

2. Fence to be constructed using free standing posts, not post driven into the tree root systems.

3. Signage – fencing shall be signed indicating the fence as a tree protection fence with the Owner's Authorized Representative and Contractor contact information. Arborist information may be included.

2.2 TREE WATERING

A. Provide water to trees as required and as directed by the Heber City Arborist. Watering to be applied by hand or by a temporary irrigation system.

1. Hand watering to be by hose or pipe and water applied on a regular as needed basis.

2. Temporary irrigation system to include pipe, fittings, risers, nozzles, and valve(s) as needed to ensure proper application of water. Temporary irrigation system shall be connected to an automatic controller or timer.

2.3 ROOT PROTECTION MULCH

A. Temporary construction within the tree protection fence requires additional root protection to minimize soil compaction and mechanical root damage. The methods of root protection are to be determined by the arborist, and may include the following;

1. Apply 4 inches of woodchip mulch to the area.

2. Use ¾ inch plywood sheets

3. Use large wood beams

4. Use 4 inches of gravel mulch over a landscape fabric

5. Use commercial road mats

B. Temporary applications of root protection to be removed and the tree protection fence re-installed as soon as construction activity near the tree is completed.

PART 3 - EXECUTION

3.1 GENERAL

A. Install fencing at the Tree Protection Zone (TPZ) which is defined as at the drip line of the canopy plus 2 feet. Install fence at the TPZ of the trees to remain prior to construction in the area. Install two notification signs (minimum) at each tree or every 100 feet if a group of trees are fenced together.

B. Protect tree root systems from damage due to noxious materials caused by run-off or spillage during mixing, placement, or storage of construction materials. Protect root systems from flooding, eroding, or excessive wetting resulting from dewatering operations.

C. Do NOT allow fires under or adjacent to trees or other plants that are to remain.

D. Remove branches from trees that are to remain, if required, in order to accommodate new construction.

1. Where directed by Owner's Authorized Representative and arborist, extend pruning operation to restore natural shape of entire tree.

2. Cut branches and roots, if required, with sharp pruning instruments; do not break or chop.

E. Watering: Water trees with temporary irrigation system at a rate that allows each tree to receive adequate water as directed by the arborist.

1. Irrigation system to the trees and landscaping shall be operated by an automatic controller.

2. Provide temporary irrigation to landscape and trees to remain if irrigation systems are not in operation.

3. Irrigation water should penetrate the soil to a depth of 18 inches with a minimum of 1 inch of irrigation water weekly in the absence of rainfall.

3.2 EXCAVATION AROUND TREES

A. Excavate within proximity of trees only where indicated. Do not machine excavate within drip line.

B. Where excavating for new construction is required within drip line of trees, hand excavate to minimize damage to root systems. Provide protective plywood sheeting at excavations if required. Use narrow-tine spading forks and comb soil to expose roots.

1. Relocate roots in backfill areas wherever possible. If large, main lateral roots are encountered, expose beyond excavation limits as required to bend and relocate without breaking. If encountered immediately adjacent to location of new construction and relocation is not practical, cut roots approximately 3 inches back from new construction.

C. Do not allow exposed roots to dry out before permanent backfill is placed; provide temporary earth cover or pack with peat moss and wrap with burlap. Water and maintain in moist condition and temporarily support and protect from damage until permanently relocated and covered with earth.

D. Where trenching for utilities is required within drip line, tunnel under or around roots by hand digging. Do not cut main lateral roots or tap roots; cut only smaller roots that interfere with installation of new work. Cut roots with sharp pruning instruments; do not break or chop.

E. Prune branches to balance loss to root system caused by damage or cutting of roots.

3.3 GRADING AND FILLING AROUND TREES

A. Maintain existing grade within drip line of trees.

B. Lowering Grades: Where existing grade is above new finish grade shown around trees, gradually slope grade away from trees as recommended by Arborist. Do not reduce grade within drip line.

1. Prune the branches to stimulate root growth and to compensate for loss of roots. Provide subsequent maintenance during the contract period as recommended by arborist. Provide Owner with typed instructions for recommended long-range maintenance procedures to be followed after completion of construction operations.

3.4 RAISING GRADES:

A. Minor Fills: Where existing grade is 6 inches or less below elevation of indicated finish grade, use topsoil fill material specified. Place in single layer and do not compact; hand grade to require finish elevations. Do not place soil material against trunk of tree.

B. Raising Grades: Where existing grade is greater than 6” below elevation of indicated finish grade, provide stone retaining walls or adjust grading to maintain existing grading within drip lines.

Coordinate work with owner's authorized representative and arborist.

3.5 REPAIR AND REPLACEMENT OF TREES

A. Repair trees damaged by construction operations. Make repairs promptly after damage occurs to prevent progressive deterioration of damaged trees.

B. If a tree is damaged, the Arborist and Owner's Authorized Representative shall determine if the tree can be restored to normal growth pattern. When it is determined that a tree cannot be restored, the following shall occur:

1. Provide a new tree of the same species as those being replaced. Plant and maintain in accordance with current horticultural requirements.

2. If trees over 6 inches in caliper measurement (taken 12 inches above grade) are required to be replaced, provide new trees with 2-inch caliper size and of species selected by the Owner.

3. A tree appraisal shall be conducted by a third-party certified arborist using the latest guide for tree appraisal and the contractor will compensate the owner the agreed amount as a settlement.

3.6 DISPOSAL

A. Burning removed trees and branches is not permitted on the site.

B. Removal from Owner's Property: Remove excess excavation, displaced trees, and trimmings in a legal manner. These actions are to be provided at no additional expense to the Owner.

END OF SECTION

SECTION 11 6813

PLAYGROUND EQUIPMENT

PART 1 - GENERAL

1.1 SUMMARY

A. Furnish and deliver from a qualified manufacturer(s), all materials required to install playground equipment, subsurface drainage, base materials, and resilient surfacing.

B. Layout and install playground equipment meeting current safety standards.

C. Any minor items of labor or materials not specifically noted on the drawings or specifications, but necessary for the proper completion of the work, shall be considered incidental to and are to be included in the work.

1.2 COORDINATION

A. Coordinate and cooperate with other contractors as necessary to enable the work to proceed as rapidly and efficiently as possible.

B. Inspection of Site: The Contractor shall be acquainted with all site conditions. Should utilities not shown on the plans be found during excavations immediately notify the Owner's Authorized Representative. Failure to do so will make the Contractor liable for any and all damage thereto arising from his/her operations subsequent to discovery of such utilities not shown on plans.

C. Existing Utilities: Before any trenching, excavation or digging below the surface for any reason is begun, the Contractor shall have the area "Blue Staked" in order to determine as close as possible the location of all underground utilities. The Contractor will conduct the work in such a manner to protect all utilities from damage. It is the responsibility of the Contractor to repair or replace any damage incurred by the Contractor or the Contractor's employees at no expense to the Owner.

1.3 SUBMITTALS

A. Playground Equipment

1. The Contractor/Manufacturer's Representative shall submit the following; play capacity of each component prior to installation, scaled drawings of each specified component including dimensioned plans, color charts, erection drawings, installation details, parts list, and technical data for correct assembly of all components, clamp details, and anchoring details.

B. Resilient Safety Surfacing

1. Data and test information meeting playground safety and accessibility guidelines.

C. Shade Structures

1. Shop Drawings including:
   a. Column layout for applicable anchor bolts or buried columns.
   b. Foundation design.
   c. Three dimensional views of frame.
   d. Member sizes and locations.
   e. Structural connection details, including bolt sizes and plate thicknesses
   f. Fabric roof and connection details for installation clarity.

D. Warranty / Guarantee

1. The Contractor/Manufacturer’s Representative shall provide information on the equipment manufacturer's warranty/guarantee with bid.

1.4 QUALITY ASSURANCE

A. The Manufacturer and supplier furnishing the play equipment and structures must have a minimum of 10 years of experience in the manufacturing and supply of play equipment with the personnel, facilities, and equipment adequate for the products specified, and shall produce written proof of such with bid.

B. The Contractor installing the play equipment and structures must have a minimum of 5 years of experience in the installing of play equipment with the personnel, facilities, and equipment adequate for the products specified, and shall produce written proof of such with bid.

C. The Contractor installing the play equipment must be certified as a Certified Playground Safety Inspector in good standing with the National Playground Safety Institute

1.5 SAFETY GUIDELINES AND STANDARDS

A. All materials and equipment shall conform to the current issue of the "Public Playground Safety Handbook" published by the U.S. Consumer Product Safety Commission (C.P.S.C. Publication No. 325), and ASTM F1487-11. The manufacturer shall be responsible for correcting any product violations of the C.P.S.C. Guidelines and ASTM F1487-11, to the satisfaction of the Owner, should they be found after installation.

1. Related Information:
   a. ASTM F1487 – Standard Consumer Safety Performance Specification for Playground Equipment for Public Use
   b. ASTM F1292 – Standard Specification for Impact Attenuation of Surfacing Materials Within the Use Zone of Playground Equipment
   c. ASTM F1951 – Standard Specification for Determination of Accessibility of Surface Systems Under and Around Playground Equipment
   d. ASTM F2075 – Standard Specification for Engineered Wood Fiber for Use as a Playground Safety Surface Under and Around Playground Equipment
   e. ADA Accessibility Guidelines (ADAAG)

B. Playground shall be accessible in accordance with the latest ADA Accessibility Guidelines (ADAAG) Section 15.6 Play Areas.

C. Playground Equipment must hold the International Play Equipment Manufacturers Association (IPEMA) certification.

PART 2 - MATERIAL

2.1 PLAYGROUND EQUIPMENT – OWNER PROVIDED, CONTRACTOR INSTALLED

A. Material: All materials shall be structurally sound and suitable for safe play. Durability shall be ensured on all steel parts by the use of time-tested coatings such as zinc plating, galvanizing, finish coatings, etc. All metal components to be coated and/or powder coated.

B. Fasteners: Primary fasteners shall be socketed and pinned tamperproof in design, stainless steel (SST) per ASTM F 879. Manufacturer to provide special tools for pinned tamperproof fasteners.

C. Footings: Bury depth on all footings shall be 34” minimum below Finished Grade (FG) on all in-ground play events/posts. As per Manufacture’s requirements.

D. Submit layout shop drawings and equipment list for review

2.2 COLORS

A. Colors:

1. Colors of play equipment and surfacing may be suggested but will be selected by the Owner.

2.3 CONCRETE FOR FOOTINGS

A. Concrete Post Mix: 3000 PSI mix

B. Water: Potable

2.4 PLAYGROUND RESILIENT SAFETY SURFACING

A. Grass Resilient Surfacing

1. Owner Preferred

2. Playground Grass Ultra by ForeverLawn
   a. Synthetic Grass than meets fall height safety requirements
   b. IPEMA certified to ASTM F1292
   c. Local Sales Representative, Paul Daniels, ForeverLawn Mountain West, C: (208)283-8638, UT: (801)503-0949

B. Rubber Resilient Surfacing

1. To be used with Owner Permission Only

2. Solid Bonded Rubber Resilient Surfacing will be installed as a poured in place rubberized material base and ½" minimum resilient top surface.

3. Aliphatic Binder Required

4. Surface material to be in compliance with ADA requirements and meet ASTM standards F1292 for field and laboratory tests specified for designated fall height and impact.

5. Solid surfacing to be installed over compacted drainage and base materials.
   a. Full color surfacing required.
   b. Multiple colors required.
   c. Colors, design and patterns as detailed

C. Engineered Wood Fiber Material

1. To be used with Owner Permission Only

2. Engineered wood fiber comprised of softwoods and/or hardwoods, consisting of randomly sized wood fibers the majority of which do not exceed 1.5" in length and containing 10% to 20% fines to aid in compaction. (It is generally understood that the manufacturing process allows a few oversized pieces.

3. Product depth, after installation, must be in accordance with the procedure described in ASTM F-1292-04 and meet guidelines for critical height as set forth by the CPSC for use of wood products for protective surfacing.

4. Product testing and data sheet submittal required.

2.5 SUBSURFACE DRAINAGE

A. Perforated pipe – 3 inch minimum diameter and/or panel pipe 12 inches wide.

B. Drain pipes to be covered on all sides with a non-woven filter fabric.

C. Connectors and fittings as required.

D. Sand backfill material: course washed sand less than 5% retained on #10 and less than 5% passing #30 U.S. standard sieves.

2.6 SHADE STRUCTURE

A. General: The pre-engineered package shall be pre-cut and pre-fabricated to include all parts necessary for field construction. The shelter shall be shipped knocked-down with complete assembly instructions, and ready for field installation.

B. Engineering Data:

1. Structures are engineered to meet or exceed the requirements of International Building Code (IBC), and the following *standard* specifications:
   - **Wind Speed (Frame only):** 150 m.p.h.
   - **Wind Speed (Frame w/canopy):** 90 m.p.h.

- **Live Load:** None
- **Snow Load:** None

C. Reinforced Concrete Footings:

1. Footings shall be designed per stringent International Building Code (IBC) for the specific structure.

2. Concrete shall have minimum 28-day compressive strength of 3,000 psi and slump of 4" (+/- 1"), unless otherwise noted on the drawings or calculations.

3. Reinforcing shall be ASTM A615, grade 60.

D. Material:

1. All materials shall be structurally sound and appropriate for safe use.

2. Product durability shall be ensured by the use of corrosion-resistant metals such as stainless steel, and coatings such as zinc-plating, galvanizing, and powder-coating on steel parts, subject to the Project-Specific requirements below.

3. Fabrics used shall include UV-stabilizers and fire retardants for longevity and safety.

E. Posts, Structural Framing, And Hardware:

1. All tubing used shall be cold-formed and milled per ASTM A-135 and ASTM A-500. Material testing is in accordance with ASTM E-8. Minimum yield is 40,000 psi with a minimum tensile strength of 45,000 psi on all posts.

2. All tubing shall be pre-cut to appropriate lengths, and where applicable all outside surfaces shall be galvanized, with an interior corrosion-resistant zinc-rich coating. Where required, support pipes shall be schedule 40 hot-dip galvanized or powder-coated black steel.

3. All tubing members are factory-welded by Certified Welders to American Welding Society (AWS) specifications and to the highest standards of quality workmanship.

4. Weldments are finished with a zinc-rich galvanized coating. No field welding is required in the assembly of Shade Systems products.

5. All fastening hardware shall be stainless steel.

F. Fastening System Requirements:

1. Shade fabric shall be delivered complete with independent cables pre-inserted in fabric hems.

2. Each cable shall be looped and clamped at each end.

3. Product must be delivered complete with an instructional video on DVD media. Video must show the viewer the exact procedure for removing and re-attaching canopy using an actual shade structure in the field.

G. Roofing Materials:

1. SHADE FABRIC: Knitted of monofilament and tape construction high density polyethylene with Ultra Violet (U.V.) stabilizers and flame retardant.
   a. UV-Block Factor varies by standard color offered from 91% to 99%.
   b. Properties:
      - Nominal Thickness: 0.057 inches
      - Light Fastness: Min. 337 g/m2
      - Weather Fastness: 7-8 (Blue Wool Scale)
      - Tear Resistance: 4-5 (Grey Scale Test)
      - Breaking Force: Warp 210N, Weft 276N
      - Bursting Pressure: Mean 3125kPa
      - Bursting Force: Mean 1775N
   c. All hems and seams are double row lock stitched using exterior grade UV-stabilized polyethylene GORE™ TENARA™ sewing thread (GORE and TENARA are trademarks of W. L. Gore & Associates).

2. Shade Fabric is treated with fire retardants, and passes the requirements established under the NFPA 701 Test Method 2 test standards for flammability, including the accelerated water leaching protocol.
   a. Written evidence of compliance with this standard, including the accelerated water leaching protocol, must be furnished with bid proposal.

3. Fabric is attached to frame using a vinyl covered minimum 1/4″ diameter stainless steel and clear vinyl coated cable.
   a. Cable fasteners are zinc-plated copper for maximum corrosion resistance.

H. Polyester Powder-Coating Process:

1. All powder-coated parts are completely cleaned and a hot zinc phosphate pretreatment with non-chromic sealer is applied.

2. Powder-coating is then electrostatically applied and oven-cured at 375 to 425 degrees Fahrenheit.

3. Polyester powders shall meet or exceed ASTM standards for Adhesion, Hardness, Impact, Flexibility, Overbake Resistance, and Salt Spray Resistance.

4. Colors shall be specified by Owner.

PART 3 - EXECUTION

3.1 COORDINATION

A. The contractor shall coordinate his work with that of the Owner, other contractors on site, and shall cooperate to the fullest extent to see that the work is completed in a timely and workmanship like manner.

B. The Contractor shall be responsible for assuring that the installed playground equipment meets all safety requirements and shall have the structure inspected and certified by a Certified

Playground Inspector. The playground equipment shall be installed using the Manufacturers Installation Instructions.

C. Install approved play equipment and footings per manufacture's specifications. Backfill, compact, and clean area as necessary to restore sub-base.

D. Repair any and all damage to playground components and/or site improvements that was caused during playground installation.

3.2 DOCUMENTATION

A. Contractor to inventory and document equipment.

3.3 INSTALLATION

A. Contractor shall at all times be responsible for providing and maintaining a clean, safe, and secure working area. Contractor shall be responsible for providing barriers, signage, etc., in order to achieve this secure area. Contractor shall be responsible for the proper disposal of any and all earth, concrete, gravel, etc., removed in the process of installation.

B. Contractor shall provide the following for each installation upon completion: one owner's manual, one parts inventory, a collection of spare bolts/fasteners and tools needed to replace, and "clear/concise inspection, maintenance, and repair instructions including, but not limited to, what, when, and how to inspect, maintain, and repair" as stated in the ASTM standards.

C. Contractor shall submit in writing a schedule of the projected start and completion dates for all installations for approval. Contractor shall be responsible for completing installations in a timely and orderly fashion according to the approved schedule submitted.

D. Playground contractor to install drainage and play equipment and re-contour and re-compact base material as required.

E. Install subsurface drainage per reviewed shop drawings, submittals and details.

F. Install playground equipment as per manufacture's recommendations and requirements.

G. Install resilient surfacing as per manufacture's recommendations and requirements to comply with all applicable playground safety regulations and guidelines.

H. Contractor shall be responsible for coordinating with the City for a playground safety audit prior to opening playgrounds for use. Final payment will not be authorized until audit is complete and found to be/or is corrected to be in compliance with design standards, recommendations, and requirements.

I. Playground Safety Audit Certificates for each playground to be provided for Heber City, the contractor and the designer.

J. Contractor to layout the playground equipment with adequate safety and fall distances. The contractor shall be responsible for assuring that the installed playground equipment meets all safety requirements and shall have the structure inspected and certified by a Certified Playground Safety Inspector (CPSI).

3.4 SHADE SAIL ERECTION

A. Install all components according to manufacturer's installation instructions and these specifications.

3.5 CLEAN-UP

A. During work, store materials and equipment where directed. Keep pavements clean and work area in an orderly condition.

B. The Contractor shall keep the site free from accumulation of waste material. At the time of completion, all areas must be swept or washed clean and all rubbish removed to the satisfaction of the Owner's Authorized Representative.

C. The Contractor shall keep roads, shoulders, walks, clean.

D. Remove from the site all debris resulting from work of this section.

3.6 WARRANTY: PLAYGROUND EQUIPMENT

A. The Contractor shall warranty the installation for a period of one-year minimum following substantial completion and acceptance.

END OF SECTION

SECTION 328400

IRRIGATION SYSTEMS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. These specifications, together with the accompanying drawings and reference materials convey the design intent to accomplish the work of installing an irrigation system that will operate in an efficient and satisfactory manner according to the workmanlike standards established for the irrigation industry.
   a. As-built Irrigation Drawings: The contractor shall prepare as-built drawings which shall show deviations from the contract documents made during construction affecting the main line pipe, controller locations, remote control valves, manual drain valves, and all irrigation heads. The drawings shall also indicate and show approved substitutions of size, materials and manufacturer's name and catalog number. The Contractor will keep a record of all departures from the contract drawings that occur during construction. These shall be kept on a clean set of prints of the contract drawings.
   b. As-built Drawings shall be furnished to the Owner’s Authorized Representative at the time of the Inspection before any Substantial Completion Date will be issued.

2. The work consists of furnishing and installing an underground irrigation system as shown on the drawings and specifications. Include all labor, equipment and materials and perform all operations in connection with the construction of the irrigation system.

3. It will be the Contractor's responsibility to report to the Owner’s Authorized Representative any deviations between the drawings, specifications and the site. Failure to do so prior to the installing of equipment, and resulting in replacing, and/or relocating, will be done at the Contractor's expense.

4. Permits and Fees: Obtain all permits and pay required fees to any governmental agency having jurisdiction over the work. Inspections required by local ordinances during the course of construction shall be arranged as required. On completion of the work, satisfactory evidence shall be furnished to the Owner's representative to show that all work has been installed in accordance with the ordinances and code requirements. See existing utilities paragraph below.

5. Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.

6. Inspection of Site: Installer shall acquaint himself with all site conditions. Should utilities not shown on the plans be found during excavations notify the Owner’s Authorized Representative. Failure to do so will make installer liable for any and

all damage thereto arising from his operations subsequent to discovery of such utilities not shown on plans.

7. Existing Utilities: Before any trenching, excavation or digging below the surface for any reason is begun, the Contractor shall have the area "Blue Staked" and coordinate with the Owner in order to determine as close as possible the location of all underground utilities. The Contractor will conduct his work in such a manner to protect all utilities from damage. It is the responsibility of the Contractor to repair or replace any damage incurred by the Contractor's work or workers at no expense to the owner.

8. Protection of Existing Site Conditions: The Contractor shall take necessary precautions to protect site conditions to remain. Should damage be incurred, the Contractor shall repair the damage to its original condition at his own expense.

9. Irrigation Point of Connection: Irrigation sources include pressurized irrigation; where the pressurized irrigation connections are not available, culinary water may be required. All culinary water connections must include a backflow preventer meeting state and local codes.

10. Guarantee: All work shall be guaranteed for compliance with the drawings and specifications for a period of one year after the date of substantial completion. The Contractor shall make good any deficiencies at the time he is notified of any faults, and place in satisfactory condition any damage to the buildings or grounds without cost to the Owner. All guarantees shall be in writing and approved by the Owner's Authorized Representative before submitting to the Owner.

11. The work covered by this section of the specifications consists of furnishing all labor, material, equipment and supplies in performing all operations in connection with irrigation system and all site work in strict accordance with this section of specifications and applicable drawings.

12. Any minor items of labor or materials not specifically noted on the drawings or specifications; but obviously necessary for the proper completion of the work, are to be considered as incidental to and are to be included in the contract.

13. Specification and installation details may be modified at the direction of the Heber City Parks Director on a specific project basis.

1.2 DEFINITIONS

A. Circuit Piping (Lateral Lines): Downstream from control valves to sprinklers, specialties, and drain valves. Piping is under pressure during flow.

B. Main Piping: Downstream from point of connection to water distribution piping to, and including, control valves. Piping is under water-distribution-system pressure.

C. Low Voltage: As defined in NFPA 70 for circuits and equipment operating at less than 50 V or for remote-control, signaling power-limited circuits.

1.3 PERFORMANCE REQUIREMENTS

A. Irrigation zone control shall be automatic operation with controller and automatic control valves.

B. Location of Sprinklers and Specialties: Design location is approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light standards. Maintain 100 percent irrigation coverage of areas indicated.

1.4 SUBMITTALS

A. Product Data: For each type of product indicated. Include rated capacities, operating characteristics, electrical characteristics, and furnished specialties and accessories.

B. Qualification Data: For qualified Installer.

C. Controller Timing Schedule: Indicate timing settings for each automatic controller zone.

D. Maintenance Data: Submit maintenance data and parts lists for irrigation system materials and products.

E. Supplier: Submit names, addresses, and phone numbers of the distributors of the materials and products used.

F. Site Map showing all final control systems, valves, heads, and irrigation zones.

1.5 QUALITY ASSURANCE

A. Installer Qualifications: Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on project site at least 75% of each working day.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Deliver and store piping to prevent pipe-end damage and to prevent entrance of dirt, debris, and moisture.

B. Store plastic piping protected from direct sunlight. Support to prevent sagging and bending.

1.7 PROJECT CONDITIONS

A. Interruption of Existing Water Service: Do not interrupt water service to facilities occupied by Owner or others unless permitted under the following conditions and then only after arranging to provide temporary water service according to requirements indicated:

1. Notify Owner no fewer than two days in advance of proposed interruption of water service.

2. Do not proceed with interruption of water service without Owner's written permission.

PART 2 - PRODUCTS

2.1 PIPES, TUBES, AND FITTINGS

A. Comply with requirements in the piping schedule for applications of pipe, tube, and fitting materials, and for joining methods for specific services, service locations, and pipe sizes.

B. PVC Pipe:

1. Main Line and Lateral pipes 3 inches and smaller in size to be PVC SCH 40, Main line pipes 4 inches and larger to be C900 DR 18 (225 psi) compression gasket ring joints. Ratings to be printed on pipe.

2. All fittings for Mainline PVC SCH 40 pipe shall be PVC SCH 80

3. All fittings for Mainline C900 pipe shall be ductile iron gasketed fittings.

4. All joints of change of direction of pipe larger than 2” shall have thrust blocks or joint restrints.

5. All fittings for lateral PVC pipe shall be PVC SCH 40 and PVC SCH 80 as detailed.

6. All sprinkler heads (1/2” or 3/4” FIPT inlets) to be installed on swing pipe with two ½” spiral barbed ells and one street ell.

7. All rotor heads with 1” FIPT or larger to be installed on pre-manufactured PVC swing joints.

8. All quick couplers shall be installed on pre-assembled swing joints with brass threaded inserts. Lasco SnapLok Swing Joint (1”x12” minimum)

C. See Heber City Engineering Standard Specifications and Details for thrust blocking.

2.2 PIPING JOINING MATERIALS

A. Solvent Cements for Joining PVC Piping shall be IPS Weld-On-Line - No. P-70 Primer and No. 711 Cement, for PVC socket fittings for use on all pipe fittings.

2.3 ENCASEMENT FOR PIPING (SLEEVES)

A. Standard: PVC Schedule 40

2.4 MANUAL VALVES

A. Stop and Waste Valve: (2” and smaller) Mueler Orseal, Valve box and sleeve as required.

B. Gate Valves (Isolation Valves): Matco-Norca 200RTD Ductile Iron Epoxy Coated Resilient wedge type with 2” operating nut.

C. Manual Drain Valves: 3/4” Apollo CII Bronze Ball Valve, Valve box and sleeve as required.

D. Quick Coupler Assembly

1. Quick Coupler Valves: Rain Bird 44-LRC

2. Lasco SnapLok Swing Joint

3. Quick Coupler Key: Rain Bird 44K

4. Quick Coupler Hose Swivel: Rain Bird SH1

2.5 POINT OF CONNECTION

A. Pressurized Irrigation Connection

1. Amiad Mini-Sigma Automatic Flush Filter
   a. Stainless Steel Smooth Touch Enclosure by Strong Box
      1) Lockable
      2) Contractor to verify size
   b. Sump or drain as required.
   c. Approved by Heber City Parks Director

B. Culinary Water Connection

1. Zurn Wilkins 375XLB Reduced Pressure Principle Backflow Preventer (3/4”-2”)
   a. Stainless Steel Smooth Touch Enclosure by Strong Box
      1) Lockable
      2) Contractor to verify size
   b. Approved by Heber City Parks Director

C. Master Valve / Flow Sensor – Netafim Hydrometer Globe Valve NC W/ Reed Switch (TL-LHM2TG1-MEL, TL-LHM4FG1-MEL), decoder as compatible with controller.

2.6 AUTOMATIC CONTROL VALVES

A. Automatic Control Valves: Rain Bird PESB, Electric scrubber valve size as noted on

plans

1. Solenoids compatible with controller and valves.

2. Valve manifold assembly: Action Machining buttress and transition fittings

2.7 SPRINKLERS

A. General Requirements: Designed for uniform coverage over entire spray area indicated at available water pressure. Nozzle patterns are to provide complete coverage and be compatible with the adjacent heads and nozzles. Contractor shall adjust patterns to provide adequate coverage.

B. Spray Bodies and Nozzles -

1. Rain Bird 1804 PRS - 4" pressure regulating bodies
   a. Rain Bird Spray Nozzles - Type as noted on drawing.
   b. Rain Bird Rotory Nozzles – Type as noted on drawings
   c. Rain Bird Bubblers – Type as noted on drawings

C. Rotor Heads

1. Heads as manufactured by Rain Bird Corp.

2. Use rotor heads of largest radius minimizing overspray to have fewest number of heads in the irrigated area.
   a. 3500 Series – 15 to 35 feet radius
   b. 5000 Series – MPR, PRS – 25 to 50 feet radius with matched precipitation nozzles and 45 psi pressure regulator
   c. Falcon 6504 Series - Rotors

2.8 DRIP EQUIPMENT

A. Drip Valve – Pre-assembled Control Zone Kit with control valve, pressure regulator and filter.

1. Rain Bird XCZ-100-PRB-COM Wide Flow Drip Assembly – Flows 0.3-20 gpm
   a. Rain Bird 1" PESB Valve
   b. Filter, 200 mesh
   c. Pressure regulator, 40-PSI
   d. Ball Valve required
   e. Action Buttress Unions required
   f. Valve box(s) as required

2. Rain Bird XCZ-150-PRB-COM
   a. Rain Bird 1-1/2" PESB Valve - Flows 15-40 gpm
   b. Filters, 200 mesh
   c. Pressure regulator, 40-PSI
   d. Ball Valve required

e. Action Buttress Unions required
f. Valve box(s) as required

3. Rain Bird XCZ-150-LCS
   a. Rain Bird 1-1/2” PESB Valve - Flows 15-62 gpm
   b. Filters, 120 mesh
   c. Pressure regulator, 40-PSI
   d. Ball Valve required
   e. Action Buttress Unions required
   f. Valve box(s) as required

B. Inline Drip Emitters - Rain Bird XFS-CV, dripline with check valve

C. Drip Emitter Systems – As manufactured by Rain Bird Corp

D. Root Watering System (RWS) - As manufactured by Rain Bird Corp

E. Poly pipe (lateral piping), fittings, tubing, flush valves, valve boxes, and stakes as detailed– compatible with equipment

F. Drip System Indicator – Hunter ECO-ID-6, 6” tall indicator with 1/2" FPT connection with 15-100 psi operating pressure.

2.9 CONTROLLER

A. Controller – HydroPoint WeatherTRAK 2-wire controller compatible with Heber City systems. Verify model and connectivity with Heber City PRIOR to irrigation design.

B. WeatherTRAK Controller WT-WTPRO3-C-#-CWM conventional wire for retrofit), (WT-WTPRO3-C-H2O48-CWM for new 2-wire control), Site Consultation Required.

C. Grounding

1. #6 AWG solid bare copper wire.

2. Copper ground plate 4 inches wide, 96 inches long, 0.0625 inches thick with 25 feet continuous length of 6 AWG solid bare copper wire attached by the manufacturer.

3. Copper clad steel ground rod 5/8 inch diameter, 10 feet long, UL listed.

4. Cadweld GR1161G ‘One-Shot’ welding kit.

5. Power Set earth contact material by Paige Electric, 1-800-327-2443.

6. Ground network shall be 10 ohms or less when tested.

7. Grounding Rod – 5/8” diameter minimum bare copper 8’ long minimum
   a. CADWELD connection exothermic weld kit.
   b. Ten inch round valve box

8. 10” round valve box

D. Control Wire Two-wire – Paige P7072D

1. Dedicated master valve two-wire to controller.

2. Secondary or redundant two-wire, different colors from primary two-wires

3. All wire to be continuous. For all wire connections to remote control valves and all splices of wire in the field, use 3M DBY connectors. If splices are necessary, they are to be installed in a standard size valve box.

4. All irrigation wiring under asphalt, concrete, or any other hard surface needs to be in its own conduit.

5. Provide secondary or redundant two-wire spare pair from to each valve from controller and label as such.

6. Three foot (3’) expansion loop required at all corners.

7. All wires labeled in the controller and at the valve boxes.

8. Solenoids / Surge Protection – compatible with control systems

2.10 BOXES FOR AUTOMATIC CONTROL VALVES

A. Control Valve Boxes shall be ‘T’ Type bolt down lid, as manufactured by Carson-Brooks, Ametek, Rain Bird or approved equal.

B. Size:

1. Rectangular size as required.

2. Round 10” diameter minimum

C. Color of valve box lid shall be:

1. Green in turf areas.

2. Brown or tan in shrub areas with bark mulch.

3. Gray in rock or stone mulch areas.

D. Drain Material: ¾” clean washed gravel

E. Geotectile Fabric: DeWitt Pro 5 or equal

PART 3 - EXECUTION

3.1 PIPE LOCATION: The contractor, prior to installing the system, must verify existing system pipe, valves, and wire location.

3.2 EARTHWORK

A. Trenches shall be dug as deep and wide as necessary to properly place the irrigation piping. All trenches shall be backfilled and tamped sufficiently to insure no settling of the surface.

B. The contractor, in placing the irrigation lines, etc. may uncover material not suitable for finish grading. This material shall be removed from the site. After the installation of the lines, the finished grading shall be smoothed over and restored to its original condition, using additional topsoil where necessary.

C. Where existing pavements must be cut to install irrigation system, cut smoothly to straight lines 6" wider than trench. Repair or replace pavement cuts with equivalent materials and finishes.

3.3 PIPING INSTALLATION

A. Install pipes as detailed in drawings.

B. Location and Arrangement: The plans show the general areas for irrigation only. Contractor to repair irrigation in all areas disturbed or affected by this construction.

C. Bedding Material: A bedding material shall be placed a minimum of 3" in all directions around all pipes prior to backfilling.

D. Install piping at minimum uniform slope of 0.5 percent down toward drain valves.

E. Install piping free of sags and bends.

F. Main line pipe and lateral pipes shall not be in the same trench. Multiple lateral pipes in the same trench shall be separated by 6” out-to-out minimum.

G. Install fittings for changes in direction and branch connections.

H. Lay piping on solid subbase, uniformly sloped without humps or depressions.

I. Install PVC piping in dry weather when temperature is above 40 deg F. Allow joints to cure at least 24 hours at temperatures above 40 deg F before testing.

J. Install piping in sleeves under parking lots, roadways, sidewalks, dry stream bed, and other hardscape materials.

K. Install sleeves as detailed.

3.4 JOINT CONSTRUCTION

A. Ream ends of pipes and tubes and remove burrs.

B. Remove scale, slag, dirt, and debris from inside and outside of pipe and fittings before assembly.

C. Threaded Joints: Thread pipe with tapered pipe threads according to ASME B1.20.1. Cut threads full and clean using sharp dies. Ream threaded pipe ends to remove burrs and restore full ID. Join pipe fittings and valves as follows:

1. Apply appropriate tape or thread compound to external pipe threads unless dry seal threading is specified.

2. Damaged Threads: Do not use pipe or pipe fittings with threads that are corroded or damaged. Do not use pipe sections that have cracked or open welds.

D. Flanged Joints: Select rubber gasket material, size, type, and thickness for service application. Install gasket concentrically positioned. Use suitable lubricants on bolt threads.

E. Ductile-Iron Piping Gasketed Joints: Comply with AWWA C600 and AWWA M41.

F. PVC Piping Solvent-Cemented Joints: Clean and dry joining surfaces. Join pipe and fittings according to the following:

1. Comply with ASTM F 402 for safe-handling practice of cleaners, primers, and solvent cements.

2. PVC Pressure Piping: Join schedule number, ASTM D 1785, PVC pipe and PVC socket fittings according to ASTM D 2672. Join other-than-schedule-number PVC pipe and socket fittings according to ASTM D 2855.

3. PVC Nonpressure Piping: Join according to ASTM D 2855.

3.5 VALVE INSTALLATION

A. Underground Curb Valves: Install in curb-valve casings with tops flush with grade.

B. Aboveground Valves: Install as components of connected piping system.

C. Manual Drain Valves: Install manual drain valves at all low points and at each valve cluster on irrigation pressure line. Handle keys shall operate all manual drain valves. Drain valves shall be provided with a gravel sump not less than 12" X 12" X 18” in size and with gravel ¾” to 1” in size to insure continued dependable drainage. Cover drain material with landscape filter fabric and backfill remainder with excavated material. Install manual drain valve at all low points along mainline.

D. Quick Coupler Valve: Install as per details with brass riser and pre-manufactured swing joint. Place one quick coupler where noted on the plans.

3.6 SPRINKLER SYSTEM HEADS

A. Install sprinkler system as detailed and as per manufacturer’s recommendations to provide complete coverage in landscape areas.

3.7 DRIP IRRIGATION

A. Drip emitter shall be installed as detailed and as per manufacture’s recommendations.

3.8 AUTOMATIC IRRIGATION-CONTROL SYSTEM INSTALLATION

A. Controller, Grounding, and Wires: Installation as per details.

3.9 FIELD QUALITY CONTROL

A. Tests and Inspections:

1. Leak Test: After installation, charge system and test for leaks. Repair leaks and retest until no leaks exist.

2. Operational Test: After electrical circuitry has been energized, operate controllers and automatic control valves to confirm proper system operation.

3. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.

B. Any irrigation product will be considered defective if it does not pass tests and inspections.

C. Prepare test and inspection reports.

3.10 STARTUP SERVICE

A. Perform startup service.

1. Complete installation and startup checks according to manufacturer's written instructions.

2. Verify that controllers are installed and connected according to the Contract Documents.

3. Verify that electrical wiring installation complies with manufacturer's submittal.

3.11 ADJUSTING

A. Adjust settings of controllers.

B. Adjust automatic control valves to provide flow rate at rated operating pressure required for each sprinkler circuit.

C. Adjust sprinklers and devices, except those intended to be mounted aboveground, so they will be flush with finish grade.

3.12 CLEANING

A. Flush dirt and debris from piping before installing sprinklers and other devices.

3.13 DEMONSTRATION, TRAINING, AND DOCUMENTATION

A. At the time of final inspection the entire system must be tested in the presence of the Owner's Authorized Representative.

B. Before the final inspection is complete the contractor must furnish as-built drawings. These should be updated on a daily basis to assure accuracy. The drawings must show the location of all control systems, valves, pipe, heads, and drain valves used on the job. These drawings and maintenance manuals must be submitted at the time of final inspection or in accordance to the general conditions.

C. Provide a Site Map with Irrigation Control Systems, Valves, Heads, and Irrigation Zones of the entire site including new and existing systems.

3.14 GUARANTEE

A. 1 year warranty required.

END OF SECTION

SECTION 32 9030

PLANTS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Plants.

2. Tree stabilization.

B. Related Sections:

1. Section 01 5639 - "Temporary Tree Protection" for protecting, trimming, pruning, repairing, and replacing existing trees to remain that interfere with, or are affected by, execution of the Work.

2. Section 32 9113 - “Soil and Subgrade Preparation” for planting soils.

3. Section 32 8400 - “Irrigation Systems” for irrigation systems.

1.2 DEFINITIONS

A. Backfill: The earth used to replace or the act of replacing earth in an excavation.

B. Balled and Burlapped Stock: Plants dug with firm, natural balls of earth in which they were grown, with ball size not less than sizes indicated; wrapped with burlap, tied, rigidly supported, and drum laced with twine with the root flare visible at the surface of the ball as recommended by ANSI Z60.1.

C. Balled and Potted Stock: Plants dug with firm, natural balls of earth in which they are grown and placed, unbroken, in a container. Ball size is not less than sizes indicated.

D. Bare-Root Stock: Plants with a well-branched, fibrous-root system developed by transplanting or root pruning, with soil or growing medium removed, and with not less than minimum root spread according to ANSI Z60.1 for type and size of plant required.

E. Container-Grown Stock: Healthy, vigorous, well-rooted plants grown in a container, with a well-established root system reaching sides of container and maintaining a firm ball when removed from container. Container shall be rigid enough to hold ball shape and protect root mass during shipping and be sized according to ANSI Z60.1 for type and size of plant required.

F. Duff Layer: The surface layer of native topsoil that is composed of mostly decayed leaves, twigs, and detritus.

G. Finish Grade: Elevation of final finished surface.

H. Manufactured Topsoil: Soil produced off-site by homogeneously blending mineral soils or sand with stabilized organic soil amendments to produce topsoil or planting soil.

I. Pesticide: A substance or mixture intended for preventing, destroying, repelling, or mitigating a pest. This includes insecticides, miticides, herbicides, fungicides, rodenticides, and molluscicides. It also includes substances or mixtures intended for use as a plant regulator, defoliant, or desiccant.

J. Pests: Living organisms that occur where they are not desired, or that cause damage to plants, animals, or people. These include insects, mites, grubs, mollusks (snails and slugs), rodents (gophers, moles, and mice), unwanted plants (weeds), fungi, bacteria, and viruses.

K. Planting Area: Areas to be planted.

L. Planting Soil: Standardized topsoil; existing, native surface topsoil; existing, in-place surface soil; imported topsoil; or manufactured topsoil that is modified with soil amendments and perhaps fertilizers to produce a soil mixture best for plant growth.

M. Plant; Plants; Plant Material: These terms refer to vegetation in general, including trees, shrubs, vines, ground covers, ornamental grasses, bulbs, corms, tubers, or herbaceous vegetation.

N. Root Flare: Also called "trunk flare." The area at the base of the plant's stem or trunk where the stem or trunk broadens to form roots; the area of transition between the root system and the stem or trunk.

O. Stem Girdling Roots: Roots that encircle the stems (trunks) of trees below the soil surface.

P. Subgrade: Surface or elevation of subsoil remaining after excavation is complete, or the top surface of a fill or backfill before planting soil is placed.

Q. Subsoil: All soil beneath the topsoil layer of the soil profile, and typified by the lack of organic matter and soil organisms.

R. Surface Soil: Soil that is present at the top layer of the existing soil profile at the Project site. In undisturbed areas, the surface soil is typically topsoil; but in disturbed areas such as urban environments, the surface soil can be subsoil.

1.3 SUBMITTALS

A. Product Data: For each type of product indicated.

1. Plant Materials: Include quantities, sizes, quality, and sources for plant materials.

2. Pesticides and Herbicides: Include product label and manufacturer's application instructions specific to the Project.

B. Samples for Verification: For each of the following:

1. Mulch: 1-gallon volume of each mulch required; in sealed plastic bags labeled with composition of materials by percentage of weight and source of mulch. Each Sample

shall be typical of the lot of material to be furnished; provide an accurate representation of color, texture, and organic makeup if applicable.

C. Product Certificates: For each type of manufactured product, from manufacturer, and complying with the following:

1. Manufacturer's certified analysis of standard products.

2. Analysis of other materials by a recognized laboratory made according to methods established by the Association of Official Analytical Chemists, where applicable.

D. Material Test Reports: For native topsoil and imported topsoil.

E. Warranty: Sample of special warranty.

1.4 QUALITY ASSURANCE

A. Installer Qualifications: A qualified landscape Installer whose work has resulted in the successful establishment of plants.

1. Professional Licensure: Contractor to be licensed in the State of Utah to do the work.

2. Membership: Installer shall be a member in good standing of either the Professional Landcare Network or the American Nursery and Landscape Association.

3. Experience: Five years of experience in landscape installation.

4. Installer's Field Supervision: Require Installer to maintain an experienced full-time supervisor on Project site when work is in progress.

5. Pesticide Applicator: State licensed, commercial.

B. Provide quality, size, genus, species, and variety of plants indicated, complying with applicable requirements in ANSI Z60.1.

C. Measurements: Measure according to ANSI Z60.1. Do not prune to obtain required sizes.

1. Trees and Shrubs: Measure with branches and trunks or canes in their normal position. Take height measurements from or near the top of the root flare for field-grown stock and container grown stock. Measure main body of tree or shrub for height and spread; do not measure branches or roots tip to tip. Take caliper measurements 6 inches above the root flare for trees up to 4-inch caliper size, and 12 inches above the root flare for larger sizes.

2. Other Plants: Measure with stems, petioles, and foliage in their normal position.

D. Plant Material Observation: Owner’s authorized representative may observe plant material either at place of growth or at site before planting for compliance with requirements for genus, species, variety, cultivar, size, and quality. Owner’s authorized representative retains the right to observe trees and shrubs further for size and condition of balls and root systems, pests, disease symptoms, injuries, and latent defects and to reject unsatisfactory or defective material

at any time during progress of work. Remove rejected trees or shrubs immediately from Project site.

1. Notify Owner's authorized representative of sources of planting materials seven days in advance of delivery to site.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Packaged Materials: Deliver packaged materials in original, unopened containers showing weight, certified analysis, name and address of manufacturer, and indication of conformance with state and federal laws if applicable.

B. Bulk Materials:

1. Do not dump or store bulk materials near structures, utilities, walkways and pavements, or on existing turf areas or plants.

2. Provide erosion-control measures to prevent erosion or displacement of bulk materials, discharge of soil-bearing water runoff, and airborne dust reaching adjacent properties, water conveyance systems, or walkways.

3. Accompany each delivery of bulk fertilizers and soil amendments with appropriate certificates.

C. Do not prune trees and shrubs before delivery. Protect bark, branches, and root systems from sun scald, drying, wind burn, sweating, whipping, and other handling and tying damage. Do not bend or bind-tie trees or shrubs in such a manner as to destroy their natural shape. Provide protective covering of plants during shipping and delivery. Do not drop plants during delivery and handling.

D. Handle planting stock by root ball.

E. Deliver plants after preparations for planting have been completed, and install immediately. If planting is delayed more than six hours after delivery, set plants and trees in their appropriate aspect (sun, filtered sun, or shade), protect from weather and mechanical damage, and keep roots moist.

1. Water root systems of plants stored on-site deeply and thoroughly with a fine-mist spray. Water as often as necessary to maintain root systems in a moist, but not overly-wet condition.

1.6 PROJECT CONDITIONS

A. Field Measurements: Verify actual grade elevations, service and utility locations, irrigation system components, and dimensions of plantings and construction contiguous with new plantings by field measurements before proceeding with planting work.

1. Determine location of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required, to minimize possibility of damage to

underground utilities. The Contractor shall have the area "Blue Staked" prior to digging. It is the responsibility of the Contractor to repair or replace any damage incurred by the Contractor or the Contractor's employees at no expense to the Owner. In the event of a conflict between utility lines and plant locations, promptly notify the Owner's Authorized Representative. Failure to follow this procedure places the responsibility and expense upon the Contractor for making any and all repairs.

B. Planting Restrictions: Coordinate planting periods with maintenance periods to provide required maintenance from date of Substantial Completion. Contractor is responsible to ensure plants are watered adequately.

C. Weather Limitations: Proceed with planting only when existing and forecasted weather conditions permit planting to be performed when beneficial and optimum results may be obtained. Apply products during favorable weather conditions according to manufacturer's written instructions and warranty requirements.

D. Coordination with Turf Areas (Lawns): Plant trees, shrubs, and other plants after finish grades are established and before planting turf areas unless otherwise indicated.

1. When planting trees, shrubs, and other plants after planting turf areas, protect turf areas, and promptly repair damage caused by planting operations.

1.7 WARRANTY

A. Special Warranty: Installer agrees to repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period.

1. Failures include, but are not limited to, the following:
   a. Death and unsatisfactory growth, except for defects resulting from abuse, lack of adequate maintenance, or neglect by Owner, or incidents that are beyond Contractor's control.
   b. Structural failures including plantings falling, bending, or blowing over.
   c. Faulty performance of any plant or material.
   d. Deterioration of metals, metal finishes, and other materials beyond normal weathering.

2. Warranty Periods from Date of Landscape Substantial Completion
   a. Trees, Shrubs, Vines, and Ornamental Grasses: 12 months.
   b. Ground Covers, Biennials, Perennials, and Other Plants: 12 months.

3. Include the following remedial actions as a minimum:
   a. Immediately remove dead plants and replace unless required to plant in the succeeding planting season.
   b. Replace plants that are more than 25 percent dead or in an unhealthy condition at end of warranty period.
   c. A limit of one replacement of each plant will be required except for losses or replacements due to failure to comply with requirements.
   d. Provide extended warranty for period equal to original warranty period, for replaced plant material.

1.8 MAINTENANCE SERVICE

A. Initial Maintenance Service for Trees, Shrubs, Ground Covers, and other plants: Provide maintenance by skilled employees of landscape Installer. Maintain as required in Part 3. Begin maintenance immediately after plants are installed and continue until plantings are acceptably healthy and well established but for not less than maintenance period below.

1. Maintenance Period: 30 days from date of Landscape Substantial Completion. Landscape Substantial Completion is defined as time of acceptance by owner.

PART 2 - PRODUCTS

2.1 PLANT MATERIAL

A. General: Furnish nursery-grown plants true to genus, species, variety, cultivar, stem form, shearing, and other features indicated in Plant Schedule or Plant Legend shown on Drawings and complying with ANSI Z60.1; and with healthy root systems developed by transplanting or root pruning. Provide well-shaped, fully branched, healthy, vigorous stock, densely foliated when in leaf and free of disease, pests, eggs, larvae, and defects such as knots, sun scald, injuries, abrasions, and disfigurement.

1. Trees with damaged, crooked, or multiple leaders; tight vertical branches where bark is squeezed between two branches or between branch and trunk ("included bark"); crossing trunks; cut-off limbs more than 3/4 inch in diameter; or with stem girdling roots will be rejected.

2. Collected Stock: Do not use plants harvested from the wild, from native stands, from an established landscape planting, or not grown in a nursery unless otherwise indicated.

B. Provide plants of sizes, grades, and ball or container sizes complying with ANSI Z60.1 for types and form of plants required. Plants of a larger size may be used if acceptable to Owner’s authorized representative, with a proportionate increase in size of roots or balls.

C. Root-Ball Depth: Furnish trees and shrubs with root balls measured from top of root ball, which shall begin at root flare according to ANSI Z60.1. Root flare shall be visible before planting.

D. Labeling: Label at least one plant of each variety, size, and caliper with a securely attached, waterproof tag bearing legible designation of common name and full scientific name, including genus and species. Include nomenclature for hybrid, variety, or cultivar, if applicable for the plant as shown on Drawings.

E. If formal arrangements or consecutive order of plants is shown on Drawings, select stock for uniform height and spread.

2.2 SOD

A. Sod: Furnish viable sod of uniform density, color, and texture, strongly rooted, and capable of

vigorous growth and development when planted. Sod to be free of weeds and other foreign plants and materials.

1. Turf Grass Sod: Bluegrass and Rye Grass Mix

2.3 SEED

A. The seed mixture shall meet the minimum tested requirements of any Utah State Seed Law. The seed shall be the current year's crop, guaranteed by the supplier. The seed mix is based on a Pure Live Seed (PLS) basis with no noxious weeds and no more than 1/10% weed seed.

B. Seed Mix – Supply seed as specified on the Drawings.

1. Seed shall be fresh, clean, new crop seed complying with tolerance for purity and germination established by Official Seed Analysts of North America. Provide an analysis of the seed mix as specified.

C. Hydroseeding Mulch: Mulch material shall be 'Silva-fiber' as manufactured by Weyerhauser Company, Silva Products Department, Tacoma, Washington, and applied at a rate of 2000 pounds per acre or approved equal.

2.4 MULCHES

A. Bark Mulch:

1. Type: This material shall be a clean medium coarseness shredded pine, fir, or cedar bark free of sticks, stones, clay or foreign materials.

2. Size Range: Maximum thickness 5/8 inch, maximum length 4 inches.

3. Color: Natural.

2.5 EDGING

A. Steel Edging:

1. 3/16" x 6" steel bar

2. #3 Rebar (3/8") stakes – 12" long

B. Concrete Edging

1. Concrete: 4000 psi compressive strength mix.

2. #4 Rebar (1/2")

2.6 WEED-CONTROL BARRIERS

A. Woven Geotextile Filter Fabric: Polypropylene fabric, 5 oz./sq. yd. minimum. DeWitt Pro 5 or equivalent.

2.7 FERTILIZERS

A. Superphosphate: Commercial, phosphate mixture, soluble; a minimum of 20 percent available phosphoric acid.

B. Sustaine Bolster Granular 4-4-4 + 3Fe with Mycorrhizae or equal.

C. Commercial Fertilizer: Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release nitrogen, 50 percent derived from natural organic sources of urea formaldehyde, phosphorous, and potassium in the following composition:

1. Composition: Nitrogen, phosphorous, and potassium in amounts recommended in soil reports from a qualified soil-testing laboratory.

D. Slow-Release Fertilizer: Granular or pelleted fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorus, and potassium in the following composition:

1. Composition: Nitrogen, phosphorous, and potassium in amounts recommended in soil reports from a qualified soil-testing laboratory

2.8 PESTICIDES / HERBICIDES

A. General: Pesticide registered and approved by EPA, acceptable to authorities having jurisdiction, and of type recommended by manufacturer for each specific problem and as required for Project conditions and application. Do not use restricted pesticides unless authorized in writing by authorities having jurisdiction.

B. Pre-Emergent Herbicide (Selective and Non-Selective): Effective for controlling the germination or growth of weeds within planted areas at the soil level directly below the mulch layer.

C. Post-Emergent Herbicide (Selective and Non-Selective): Effective for controlling weed growth that has already germinated.

2.9 TREE STABILIZATION MATERIALS

A. Tree Anchoring and Protection

1. Peeled wood pole – 2” diameter

2. Tree tie – ¾” polypropylene lock stitch 900 lb. minimum tensile strength

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine areas to receive plants for compliance with requirements and conditions affecting installation and performance.

1. Verify that no foreign or deleterious material or liquid such as paint, paint washout, concrete slurry, concrete layers or chunks, cement, plaster, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, or acid has been deposited in soil within a planting area.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

C. If contamination by foreign or deleterious material or liquid is present in soil within a planting area, remove the soil and contamination as directed by Owner's authorized representative and replace with new planting soil.

D. Modifications to the specifications and drawings including fertilizer application products and rates may be adjusted based on soil testing and approved by the Heber City Parks Director.

3.2 PREPARATION

A. Protect structures, utilities, sidewalks, pavements, and other facilities and turf areas and existing plants from damage caused by planting operations.

B. Install erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.

C. Submit a Storm Water Pollution Prevention Plan in accordance with state and local requirements.

3.3 PLANTING AREA ESTABLISHMENT

A. Before planting, obtain Owner's authorized representative 's acceptance of finish grading; restore planting areas if eroded or otherwise disturbed after finish grading.

3.4 EXCAVATION FOR TREES AND SHRUBS

A. Planting Pits: As detailed

B. Drainage: Notify Owner's authorized representative if subsoil conditions evidence unexpected water seepage or retention in tree or shrub planting pits.

C. Fill excavations with water and allow to percolate away before positioning trees and shrubs.

3.5 TREE, SHRUB, AND VINE PLANTING

A. Before planting, verify that root flare is visible at top of root ball according to ANSI Z60.1. If root flare is not visible, remove soil in a level manner from the root ball to where the top-most root emerges from the trunk. After soil removal to expose the root flare, verify that root ball still meets size requirements.

B. Remove stem girdling roots and kinked roots. Remove injured roots by cutting cleanly; do not break.

C. Set balled and burlapped stock plumb and in center of planting pit or trench with root flare 2 inches above adjacent finish grades.

1. Use planting soil for backfill.

2. After placing some backfill around root ball to stabilize plant, carefully cut and remove burlap, rope, and wire baskets from tops of root balls and from sides, but do not remove from under root ball. Remove pallets, if any, before setting. Do not use planting stock if root ball is cracked or broken before or during planting operation.

3. Backfill around root ball in layers, tamping to settle soil and eliminate voids and air pockets. When planting pit is approximately one-half filled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed.

4. Incorporate ¼ pound of Sustaine 4-4-4+Fe Bolster Granular into top half of backfill soil.

5. Continue backfilling process. Water again after placing and tamping final layer of soil.

D. Set container-grown stock plumb and in center of planting pit or trench with root flare 1 inch above adjacent finish grades.

1. Use planting soil for backfill.

2. Carefully remove root ball from container without damaging root ball or plant.

3. Backfill around root ball in layers, tamping to settle soil and eliminate voids and air pockets. When planting pit is approximately one-half filled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed.

4. Incorporate ¼ pound of Sustaine 4-4-4+Fe Bolster Granular into top half of backfill soil.

5. Continue backfilling process. Water again after placing and tamping final layer of soil.

3.6 TREE, SHRUB, AND VINE PRUNING

A. Prune, thin, and shape trees, shrubs, and vines as directed by Owner's authorized representative.

B. Prune, thin, and shape trees, shrubs, and vines according to standard professional horticultural and arboricultural practices. Unless otherwise indicated by Owner's authorized representative , do not cut tree leaders; remove only injured, dying, or dead branches from trees and shrubs; and

prune to retain natural character.

C. Do not apply pruning paint to wounds.

3.7 TREE STABILIZATION

A. Install rootball stabilization as detailed

3.8 WEED-CONTROL BARRIERS

A. Install weed-control barrier before installing stone mulch according to manufacturer's written instructions. Completely cover area to be mulched. Overlapping edges a minimum of 6 inches and secure seams with galvanized pins.

3.9 GROUND COVER AND PLANT PLANTING

A. Set out and space ground cover and plants other than trees, shrubs, and vines according to drawings.

B. Use planting soil for backfill.

C. Dig holes large enough to allow spreading of roots and as detailed in drawings.

D. Work soil around roots to eliminate air pockets and leave a slight saucer indentation around plants to hold water.

E. Water thoroughly after planting, taking care not to cover plant crowns with wet soil.

F. Protect plants from hot sun and wind; remove protection if plants show evidence of recovery from transplanting shock.

3.10 SODDING AND SEEDING PREPARATION

A. Protect structures, utilities, sidewalks, pavements, and other facilities, trees, shrubs, and plantings from damage caused by planting operations.

B. Install erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.

C. Limit sod and seed subgrade preparation to areas to be planted.

D. Newly Graded Subgrades: Loosen subgrade to a minimum depth of 4 inches. Remove stones larger than 1 inch in any dimension and sticks, roots, rubbish, and other extraneous matter and legally dispose of them off Owner's property.

1. Spread amended soil to a depth of 8 inches but not less than required to meet finish grades after light rolling and natural settlement. Do not spread if planting soil or subgrade is frozen, muddy, or excessively wet.

a. Spread approximately 1/2 the thickness of amended soil over loosened subgrade. Mix thoroughly into top 4 inches of subgrade. Spread remainder of amended soil.
b. Apply Sustaine Bolster Granular at a rate of 25 lbs. per 1000 square feet and till in to a depth of 4 inches.
c. Compact placed amended soil to 85% to 90%.
d. Reduce elevation of planting soil to allow for soil thickness of sod.

2. Finish Grading: Grade planting areas to a smooth, uniform surface plane with loose, uniformly fine texture. Grade to within plus or minus 1/2 inch of finish elevation. Roll and rake, remove ridges, and fill depressions to meet finish grades. Limit finish grading to areas that can be planted in the immediate future.

3. After finish grading and immediately before placing sod apply Sustaine Bolster Granular at a rate of 25 lbs. per 1000 square feet on top of bare soil.

4. Moisten prepared area before planting if soil is dry. Water thoroughly and allow surface to dry before planting. Do not create muddy soil.

5. Before planting, obtain Owner's authorized representative's acceptance of finish grading; restore planting areas if eroded or otherwise disturbed after finish grading.

3.11 SODDING

A. Lay sod within 24 hours of harvesting. Do not lay sod if dormant or if ground is frozen or muddy.

B. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod; do not stretch or overlap. Stagger sod strips or pads to offset joints in adjacent courses. Avoid damage to subgrade or sod during installation. Tamp and roll lightly to ensure contact with subgrade, eliminate air pockets, and form a smooth surface. Work sifted soil or fine sand into minor cracks between pieces of sod; remove excess to avoid smothering sod and adjacent grass. Sod to be ½" below top of adjacent concrete.

C. Saturate sod with fine water spray within two hours of planting. During first week after planting, water daily or more frequently as necessary to maintain moist soil to a minimum depth of 1-1/2 inches below sod.

3.12 SEEDING

A. Grade seeded areas and remove debris. Uniform and smooth grades are required.

B. Apply Sustane 4-4-4+Fe Bolster Granular at a rate of 25 lbs per 1000 square feet on top of bare soil immediately prior to seed application.

C. If a crust has formed on the soil, loosen the ground surface to a depth of one inch. The soil shall be moist enough to permit it to be worked properly. It shall not be so dry it is powdery nor so wet that it will puddle or become hard when it dries.

D. Remove all weeds from areas to be seeded. All areas to be seeded shall be weed free at the time

of seeding.

E. The Contractor shall prepare only enough ground that can be seeded within 24 hours thereafter.

F. No seeding shall be done immediately after a rain or if the prepared surface has been compacted without first loosening the surface.

G. Broadcast Seed and Mulch

1. Use the two step hydro-seeding method of seeding.
   a. Prepare the seed bed as specified
   b. Combine the seed mixture as specified with Silva Fiber Mulch at a rate of 300 pounds per acre and seed mix of the rate noted on the seed mix.
   c. Fill the tank(s) with water, agitating of these materials into a well-mixed slurry suspension, and spraying the mixture under pressure onto the prepared seedbed of all disturbed areas.
   d. Apply mulch within 24 hours after seeding or before precipitation falls.
   e. Apply wood fiber mulch at a rate of 2000 lbs with 5000 gallons per acre. Apply mulch to form an even cover over the seeded area.
   f. No seeding shall be done when the wind velocities exceed 5 miles per hour.
   g. The area to be seeded shall be staked in segments to control application rates and verify coverage.

3.13 PLANTING AREA MULCHING

A. Mulch backfilled surfaces of planting areas and other areas indicated.

1. Mulch in Planting Areas: Apply 3-inch thickness of stone mulch over entire surface of planting area, and finish level with adjacent finish grades. Do not place mulch within 6 inches of trunks of trees or 2 inches of stems of shrubs and perennials.

3.14 PLANT MAINTENANCE

A. Maintain plantings by pruning, cultivating, watering, weeding, fertilizing, mulching, restoring planting saucers, adjusting and repairing tree-stabilization devices, resetting to proper grades or vertical position, and performing other operations as required to establish healthy, viable plantings. Spray or treat as required to keep trees and shrubs free of insects and disease.

B. Fill in as necessary soil subsidence that may occur because of settling or other processes. Replace mulch materials damaged or lost in areas of subsidence.

C. Apply treatments as required to keep plant materials, planted areas, and soils free of pests and pathogens or disease. Use integrated pest management practices whenever possible to minimize the use of pesticides and reduce hazards. Treatments include physical controls such as hosing off foliage, mechanical controls such as traps, and biological control agents.

3.15 PESTICIDE APPLICATION

A. Apply pesticides and other chemical products and biological control agents in accordance with authorities having jurisdiction and manufacturer's written recommendations. Coordinate applications with Owner's operations and others in proximity to the Work. Notify Owner before each application is performed.

B. Pre-Emergent Herbicides (Selective and Non-Selective): Apply to tree, shrub, and ground-cover areas in accordance with manufacturer's written recommendations. Do not apply to seeded or sod areas.

C. Post-Emergent Herbicides (Selective and Non-Selective): Apply only as necessary to treat already-germinated weeds and in accordance with manufacturer's written recommendations.

D. Herbicides not allowed in bioretention areas.

3.16 CLEANUP AND PROTECTION

A. During planting, keep adjacent paving and construction clean and work area in an orderly condition.

B. Protect plants from damage due to landscape operations and operations of other contractors and trades. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged plantings.

C. After installation and before Substantial Completion, remove nursery tags, nursery stakes, tie tape, labels, wire, burlap, and other debris from plant material, planting areas, and Project site.

3.17 DISPOSAL

A. Remove surplus soil and waste material including excess subsoil, unsuitable soil, trash, and debris and legally dispose of them off Owner's property.

END OF SECTION

SECTION 32 9113

SOIL AND SUBGRADE PREPARATION

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes planting soils specified by composition of the mixes.

B. Related Requirements:

1. Section 329030 "Plants" for placing plants.

C. Soil Testing

1. Soil Sampling

2. Preconstruction soil testing

3. Amendment testing

1.2 DEFINITIONS

A. Backfill: The earth used to replace or the act of replacing earth in an excavation. This can be amended or unamended soil as indicated.

B. CEC: Cation exchange capacity.

C. Compost: The product resulting from the controlled biological decomposition of organic material that has been sanitized through the generation of heat and stabilized to the point that it is beneficial to plant growth.

D. Duff Layer: A surface layer of soil, typical of forested areas, that is composed of mostly decayed leaves, twigs, and detritus.

E. Imported Soil: Soil that is transported to Project site for use.

F. Layered Soil Assembly: A designed series of planting soils, layered on each other that together produce an environment for plant growth.

G. Manufactured Soil: Soil produced by blending soils, sand, stabilized organic soil amendments, and other materials to produce planting soil.

H. NAPT: North American Proficiency Testing Program. An SSSA program to assist soil-, plant-, and water-testing laboratories through interlaboratory sample exchanges and statistical evaluation of analytical data.

I. Organic Matter: The total of organic materials in soil exclusive of undecayed plant and animal

tissues, their partial decomposition products, and the soil biomass; also called "humus" or "soil organic matter."

J. Planting Soil: Existing, on-site soil; imported soil; or manufactured soil that has been modified as specified with soil amendments and perhaps fertilizers to produce a soil mixture best for plant growth.

K. Subgrade: Surface or elevation of subsoil remaining after excavation is complete, or the top surface of a fill or backfill before planting soil is placed.

L. Subsoil: Soil beneath the level of subgrade; soil beneath the topsoil layers of a naturally occurring soil profile, typified by less than 1 percent organic matter and few soil organisms.

M. Surface Soil: Soil that is present at the top layer of the existing soil profile. In undisturbed areas, surface soil is typically called "topsoil"; but in disturbed areas such as urban environments, the surface soil can be subsoil.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include recommendations for application and use.

2. Include test data substantiating that products comply with requirements.

3. Include sieve analyses for aggregate materials.

4. Material Certificates: For each type of imported soil and soil amendment and fertilizer before delivery to the site, according to the following:
   a. Manufacturer's qualified testing agency's certified analysis of standard products.
   b. Analysis of fertilizers, by a qualified testing agency, made according to AAPFCO methods for testing and labeling and according to AAPFCO's SUIP #25.
   c. Analysis of nonstandard materials, by a qualified testing agency, made according to SSSA methods, where applicable.

B. Samples: For each bulk-supplied material, 1-gal. volume of each in sealed containers labeled with content, source, and date obtained. Each Sample shall be typical of the lot of material to be furnished; provide an accurate representation of composition, color, and texture.

1.4 INFORMATIONAL SUBMITTALS

A. Qualification Data: For each testing agency.

B. Preconstruction Test Reports: For preconstruction soil analyses specified in "Preconstruction Testing" Article.

C. Field quality-control reports.

1.5 QUALITY ASSURANCE

A. Testing Agency Qualifications: An independent, state-operated, or university-operated laboratory; experienced in soil science, soil testing, and plant nutrition; with the experience and capability to conduct the testing indicated; and that specializes in types of tests to be performed.

B. Pre-installation Conference: Conduct conference at Project site. Prior to commencement of the work by the Landscape Subcontractor, the Owner's Representative, General Contractor, Landscape Architect, and Civil Engineer shall meet on-site to discuss at a minimum:

1. Existing condition of sub-grade to receive topsoil: General Contractor to certify that excavated sub-grade meets the depth and conditions required for planting, irrigation and topsoil placement.

C. Compost Testing Laboratory Qualifications: An independent Seal of Testing Assurance (STA} Program certified laboratory with the experience and capability to conduct the testing indicated.

1.6 PRECONSTRUCTION TESTING

A. Preconstruction Testing Service: Engage a qualified testing agency to perform preconstruction soil analyses on imported soil.

B. Preconstruction Soil Analyses: For each unamended soil type, perform testing on soil samples and furnish soil analysis and a written report containing soil-amendment and fertilizer recommendations by a qualified testing agency performing the testing according to "Soil-Sampling Requirements" and "Testing Requirements" articles.

1. Have testing agency identify and label samples and test reports according to sample collection and labeling requirements.

2. Testing methods and written recommendations shall comply with USDA's Handbook No. 60.

3. The soil-testing laboratory shall oversee soil sampling; with depth, location, and number of samples to be taken per instructions from Architect. A minimum of three representative samples shall be taken from varied locations for each soil to be used or amended for planting purposes.

4. Report suitability of tested soil for plant growth.
   a. Based upon the test results, state recommendations for soil treatments and soil amendments to be incorporated. State recommendations in weight per 1000 sq. ft. or volume per cu. yd. for nitrogen, phosphorus, and potash nutrients and soil amendments to be added to produce satisfactory planting soil suitable for healthy, viable plants.
   b. Report presence of problem salts, minerals, or heavy metals. If such problem materials are present, provide additional recommendations for corrective action.

1.7 SOIL-SAMPLING REQUIREMENTS

A. General: Extract soil samples according to requirements in this article.

B. Sample Collection and Labeling: Have samples taken and labeled by state-certified or registered soil scientist under the direction of the testing agency.

1. Number and Location of Samples: Minimum of three representative soil samples from varied locations for each soil to be used or amended for landscaping purposes.

2. Procedures and Depth of Samples: As directed by Soil Scientist.

3. Labeling: Label each sample with the date, location keyed to a site plan or other location system, visible soil condition, and sampling depth.

1.8 TESTING REQUIREMENTS

A. General: Perform tests on soil samples according to requirements in this article.

B. Testing shall be performed on the planting soil mixes and components not more than 3 months prior to installation.

C. Physical Testing:

1. Soil Texture: Soil-particle, size-distribution analysis by the following methods according to SSSA's "Methods of Soil Analysis - Part 1-Physical and Mineralogical Methods":
   a. Hydrometer Method: Report percentages of sand, silt, and clay.

D. Chemical Testing:

1. CEC: Analysis by sodium saturation at pH 7 according to SSSA's "Methods of Soil Analysis - Part 3- Chemical Methods."

2. Clay Mineralogy: Analysis and estimated percentage of expandable clay minerals using CEC by ammonium saturation at pH 7 according to SSSA's "Methods of Soil Analysis - Part 1- Physical and Mineralogical Methods."

E. Fertility Testing: Soil-fertility analysis according to standard laboratory protocol.

1. Testing to include the following:
   a. Percentage of organic matter
   b. CEC, calcium percent of CEC, and magnesium percent of CEC.
   c. Soil reaction (acidity/alkalinity pH value).
   d. Buffered acidity or alkalinity.
   e. Nitrogen ppm.
   f. Phosphorous ppm.
   g. Potassium ppm.
   h. Sodium ppm and sodium absorption ratio.
   i. Soluble-salts ppm.
   j. Presence and quantities of problem materials including salts and metals cited in the Standard protocol. If such problem materials are present, provide additional

recommendations for corrective action.

k. Other deleterious materials, including their characteristics and content of each.

F. Organic-Matter Content: Analysis using loss-by-ignition method according to SSSA's "Methods of Soil Analysis - Part 3- Chemical Methods."

G. Soil Nutrient Analysis: Report suitability of tested soil for plant growth of each planting soil mix.

1. Soil Nutrient Analysis to include levels of the following nutrients at a minimum: Nitrogen, Phosphorus, Potassium, and Iron.

2. Based upon the test results, state recommendations for soil treatments and soil amendments to be incorporated. State recommendations in weight per 1000 sq. ft., or volume per cu. yd. for nitrogen, phosphorus, and potash nutrients, and soil amendments to be added to produce satisfactory planting soil suitable for healthy, viable plants.

3. Report presence of problem salts, minerals, or heavy metals. If such problem materials are present, provide additional recommendations for corrective actions.

4. Analysis of heavy metals and other toxics per EPA Test Method and Practical Quantitation Level.

H. Infiltration Test/Hydraulic Conductivity: Provide test results for bioretention soil mix per ASTM D2434 at 85% compaction per ASTM D1557.

I. Compost Analysis: tests to be performed not more than 3 months before planting.

1. Provide test results for the following:
   a. Organic content by percent of dry weight LOI (loss on ignition), ASTM D 2974 Method D
   b. Moisture content
   c. C:N Ratio
   d. pH
   e. Soluble Salt Concentration
   f. Ammonium nitrogen
   g. Nitrate nitrogen
   h. Particle size Sieve analysis per USDA soil texture classification
   i. Stability - Carbon Dioxide Evolution Rate
   j. Maturity
   k. Seed Emergence and Seedling Vigor
   l. Bulk density
   m. Nutrient content of N-P-K
   n. Provide verification of manufactured compost meeting the US Composting Council's "Seal of Testing Assurance"(STA) program.

J. Recommendations: Based on the test results, state recommendations for soil treatments and soil amendments to be incorporated to produce satisfactory planting soil suitable for healthy, viable plants indicated. Include, at a minimum, recommendations for nitrogen, phosphorous, and potassium fertilization, and for micronutrients.

1. Fertilizers and Soil Amendment Rates: State recommendations in weight per 1000 sq. ft. for 6-inch depth of soil.

1.9 DELIVERY, STORAGE, AND HANDLING

A. Packaged Materials: Deliver packaged materials in original, unopened containers showing weight, certified analysis, name and address of manufacturer, and compliance with state and Federal laws if applicable.

B. Bulk Materials:

1. Do not dump or store bulk materials near structures, utilities, walkways and pavements, or on existing turf areas or plants.

2. Provide erosion-control measures to prevent erosion or displacement of bulk materials, discharge of soil-bearing water runoff, and airborne dust reaching adjacent properties, water conveyance systems, or walkways.

3. Do not move or handle materials when they are wet or frozen.

4. Accompany each delivery of bulk fertilizers and soil amendments with appropriate certificates.

1.10 PROJECT CONDITIONS

A. Field Measurements: Verify actual grade elevations, service and utility locations, irrigation system components, and dimensions of plantings and construction contiguous with new plantings by field measurements before proceeding with planting soil and subgrade work.

B. Interruption of Existing Services or Utilities: Do not interrupt services or utilities to facilities occupied by Owner or others unless permitted under the following conditions and then only after arranging to provide temporary services or utilities according to requirements indicated:

1. Notify Owner's Representative no fewer than four days in advance of proposed interruption of each service or utility.

2. Do not proceed with interruption of services or utilities without Owner's Representative written permission.

C. Weather Limitations: Proceed with soil excavation, amending or placement only when existing and forecasted weather conditions permit activities to be performed when beneficial and optimum results may be obtained. Apply products during favorable weather conditions according to manufacturer's written instructions and warranty requirements.

1. When in the opinion of the Owner's Representative the weather is such that satisfactory results cannot be obtained, the contractor shall suspend operations until the weather is favorable.

2. No materials shall be placed or worked in snow or when subgrade is soft, muddy, frozen, or saturated.

D. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Owner's Representative before planting. Do not proceed with planting activities until drainage conditions have been fixed such that plants will thrive. Installation of soil or plants in such adverse conditions is at contractor's risk. Owner reserves the right to require immediate removal of all materials and reinstallation of all materials.

PART 2 - PRODUCTS

2.1 PLANTING SOILS

A. Planting Soil: Imported topsoil or manufactured topsoil from off-site sources. Obtain topsoil displaced from naturally well-drained construction or mining sites where topsoil occurs at least 4 inches deep; do not obtain from, bogs, or marshes.

1. All planting soils to be screened to remove 3/4” and greater sized materials.

2. Additional Properties of Imported Topsoil or Manufactured Topsoil: Screened and free of stones 3/4 inch or larger in any dimension; free of roots, plants, sod, clods, clay lumps, pockets of coarse sand, paint, paint washout, concrete slurry, concrete layers or chunks, cement, plaster, building debris, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, acid, and other extraneous materials harmful to plant growth; free of obnoxious weeds and invasive plants including quackgrass, Johnsongrass, poison ivy, nutsedge, nimblewill, Canada thistle, bindweed, bentgrass, wild garlic, ground ivy, perennial sorrel, and bromegrass; not infested with nematodes; grubs; or other pests, pest eggs, or other undesirable organisms and disease-causing plant pathogens; friable and with sufficient structure to give good tilth and aeration. Continuous, air-filled pore space content on a volume/volume basis shall be at least 15 percent when moisture is present at field capacity. Soil shall have a field capacity of at least 15 percent on a dry weight basis.

3. Mix imported topsoil or manufactured topsoil, soil amendments, and fertilizers as recommended by soil laboratory to produce planting soil.

4. Soil to be amended to meet the following minimum requirements:

PH	6.0 – 8.2
C:N Ratio	< 20:1
Soluble Salts	<4 ds/m or mmho/cm
Sodium Absorption Ratio (SAR)	3 – 7
Organic Matter	>3%
Sand	<80%
Silt	<50%
Clay	<20%

2.2 ORGANIC SOIL AMENDMENTS

A. Organic compost shall be used for:

1. Subgrade preparation - medium or coarse compost

2. A component of planting soil mix - fine compost

B. Compost: Well-composted, stable, and weed-free organic matter produced by composting feedstock, and bearing USCC's "Seal of Testing Assurance," and as follows:

1. Reaction: pH of 5.5 to 8.

2. Soluble-Salt Concentration: Less than 4 dS/m.

3. Moisture Content: 35 to 55 percent by weight.

4. Organic-Matter Content: 30 to 50 percent of dry weight.

5. Particle Size: Minimum of 98 percent passing through a 1-inch sieve.

C. Wood Derivatives: Shredded and composted, nitrogen-treated sawdust, ground bark, or wood waste; of uniform texture and free of chips, stones, sticks, soil, or toxic materials.

D. Manure: Well-rotted, unleached, stable or cattle or poultry manure containing not more than 25 percent by volume of straw, sawdust, or other bedding materials; free of toxic substances, stones, sticks, soil, weed seed, debris, and material harmful to plant growth.

2.3 FERTILIZERS

A. Superphosphate: Commercial, phosphate mixture, soluble; a minimum of 20 percent available phosphoric acid.

B. Sustaine Bolster Granular 4-4-4 + Fe with Mycorrhizae

C. Commercial Fertilizer: Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release nitrogen, 50 percent derived from natural organic sources of urea formaldehyde, phosphorous, and potassium in the following composition:

1. Composition: Nitrogen, phosphorous, and potassium in amounts recommended in soil reports from a qualified testing agency.
   a. Iron Sulfate: Granulated ferrous sulfate containing a minimum of 20 percent iron and 10 percent sulfur.
   b. Aluminum Sulfate: Commercial grade, unadulterated

D. Slow-Release Fertilizer: Granular or pelleted fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorus, and potassium in the following composition:

1. Composition: Nitrogen, phosphorous, and potassium in amounts recommended in soil reports from a qualified testing agency.

E. Do NOT use fertilizers in bioretention areas.

PART 3 - EXECUTION

3.1 GENERAL

A. Place planting soil and fertilizers according to requirements in other Specification Sections.

1. Sod and seeded areas to have 8” minimum depth of planting soil.

2. Shrub, perennial, and ground cover areas to have 12” minimum depth of planting soil.

B. Verify that no foreign or deleterious material or liquid such as paint, paint washout, concrete slurry, concrete layers or chunks, cement, plaster, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, or acid has been deposited in planting soil area.

C. Proceed with placement only after unsatisfactory conditions have been corrected.

D. Do not mix or place soils and soil amendments in frozen, wet, or muddy conditions.

1. Suspend soil spreading, grading, and tilling operations during periods of excessive soil moisture until the moisture content reaches acceptable levels to attain the required results.

2. Uniformly moisten excessively dry soil that is not workable or too dusty.

E. Proceed with installation only after unsatisfactory conditions have been corrected.

F. If contamination by foreign or deleterious material or liquid is present in soil within a planting area, remove the soil and contamination as directed by Landscape Architect and replace with new planting soil.

3.2 PROTECTION

A. Protection Zone: Identify protection zones according to Section 015639 "Temporary Tree Protection."

B. Protect areas of in-place soil from additional compaction, disturbance, and contamination. Prohibit the following practices within these areas except as required to perform planting operations:

1. Storage of construction materials, debris, or excavated material.

2. Parking vehicles or equipment.

3. Vehicle traffic.

4. Foot traffic.

5. Erection of sheds or structures.

6. Impoundment of water.

7. Excavation or other digging unless otherwise indicated.

C. If planting soil or subgrade is overcompacted, disturbed, or contaminated by foreign or deleterious materials or liquids, remove the planting soil and contamination; restore the subgrade as directed by Architect and replace contaminated planting soil with new planting soil.

3.3 PREPARATION

A. Unacceptable Materials: Clean soil of concrete slurry, concrete layers or chunks, cement, plaster, building debris, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, acid, and other extraneous materials that are harmful to plant growth.

B. Protect structures, utilities, sidewalks, pavements, and other facilities and turf areas and existing plants from damage caused by planting operations.

C. Install erosion-control measures to prevent erosion or displacement of soils and discharge of soil bearing water runoff or airborne dust to adjacent properties. walkways and stormwater utilities.

3.4 SUB-GRADE PREPARATION FOR PLANTING AREAS

A. Planting Beds:

1. Establish sub-grade elevations that will accommodate final planting soil depths per Planting Soil Depth Schedule (shown below}, compost. and top mulch depth where applicable.

2. Entire surface is to be disturbed and loosened to a depth of 8 inches by scarification, discing or ripping to enable a rototiller to fully incorporate required compost.

3. Do not scarify within drip line of existing trees.

4. Remove cobbles, rocks, concrete, asphalt and other debris over 1 inch in any dimension and legally dispose of them off Owner's property.

5. Apply two and a half (2.5) inches of medium compost onto ripped subgrade.

6. Tilling:
   a. Till in medium compost into sub-grade to a depth of 8 inches.
   b. Tilling the compost into the soil shall be accomplished by tilling it twice, the second time perpendicular to the first.
   c. When preparing subgrade near existing vegetation protect existing vegetation by limiting tilling/discing to no closer than 10 feet from existing trees and 6 feet from existing shrubs.

7. Proceed with planting and installation only after approval of subgrade preparation has been provided by Owner.

3.5 PLANTING SOIL PLACEMENT

A. Owner reserves the right to reject material that does not satisfy requirement at any time. Contractor shall remove material immediately with no cost to Owner.

B. Before mixing, clean planting soil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful to plant growth.

C. Remove all temporary erosion control seeding prior to installation of planting soil and planting.

D. Mix soil amendments and fertilizers with planting soil at rates per test results. Delay mixing fertilizer if planting does not follow placing of planting soil within a few days.

E. Planting Beds for Shrub and Groundcover Areas:

1. Mix planting soil either prior to placement or apply on surface of planting beds and mix thoroughly before planting.

2. Place approximately 1/2 the minimum depth of planting soil mixture required but not more than 6 inches. Rototill thoroughly into top 2 to 3 inches of loosened, prepared subgrade to create a transition layer.

3. Spread remaining planting soil mixture to depth required to meet thickness, grades, and elevations shown, after natural settlement

F. Finish Grading: Grade planting areas to a smooth, uniform surface plane with loose, uniformly fine texture, roll and rake, remove ridges, and fill depressions to meet finish grades.

G. Before planting, obtain Landscape Architect's acceptance of sub-grade preparation and finish grading; restore planting areas if eroded or otherwise disturbed after finish grading.

3.6 SUBGRADE PREPARATION FOR AREAS IMPACTED BY CONSTRUCTION ACTIVITY

A. Subgrade preparation as described above, including the addition of compost, is required for any area impacted by construction activity, including lay down areas, areas used by equipment at any time, and any visible impact to the surface such as tire tracks or compacted areas.

3.7 CLEANUP AND PROTECTION

A. During sub-grade preparation and soil placement, keep adjacent paving and construction area clean and work area in an orderly condition.

3.8 DISPOSAL

A. Remove surplus soil and waste material including excess subsoil, unsuitable soil, trash, and debris and legally dispose of them off Owner's property.

END OF SECTION