

## PLANNING COMMISSION AGENDA **AMENDED**

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**PUBLIC NOTICE** is hereby given that the Planning Commission of **SOUTH WEBER CITY, Utah**, will meet in a regular public meeting commencing at 6:00 p.m. on **Thursday, September 12, 2024**, in the Council Chambers at 1600 E. South Weber Dr.

**OPEN** (Agenda items may be moved to meet the needs of the Council.)

1. Pledge of Allegiance: Chad Skola
2. Public Comment: Please respectfully follow these guidelines.
  - a. Individuals may speak once for 3 minutes or less: Do not remark from the audience.
  - b. State your name & city and direct comments to the entire Council (They will not respond).

**ACTION ITEMS**

3. Consent Agenda
  - a. July 11, 2024, Minutes
4. Conditional Use Permit 24-02: Young Quick Lube

**REPORTS**

5. Commission
6. Adjourn

*In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder, 1600 East South Weber Drive, South Weber, Utah 84405 (801-479-3177) at least two days prior to the meeting.*

The undersigned Deputy Recorder for the municipality of South Weber City hereby certifies that a copy of the foregoing notice was mailed/emailed/posted to: City Office building; Mayor, Council, and others on the agenda; City Website [southwebercity.com/](https://southwebercity.com/); and Utah Public Notice website [www.utah.gov/pmn/index.html](https://www.utah.gov/pmn/index.html).

**DATE: 9/6/2024**

**DEPUTY RECORDER:** Raelyn Boman

*Raelyn Boman*



# **SOUTH WEBER CITY PLANNING COMMISSION MEETING**

**DATE OF MEETING:** 11 July 2024

**TIME COMMENCED:** 6:17 p.m.

**LOCATION:** South Weber City Office @ 1600 East South Weber Drive, So. Weber, UT

**PRESENT:**

**COMMISSIONERS:**

**Gary Boatright  
Julie Losee  
Marty McFadden  
Chris Roberts  
Chad Skola**

**CITY RECORDER:**

**Lisa Smith**

**DEPUTY RECORDER:**

**Raelyn Boman**

**COMMUNITY DEVELOPMENT  
MANAGER:**

**Lance Evans**

**Minutes:** Michelle Clark

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**ATTENDEES:** Paul Sturm, Blair Halverson, Chris Cane, Jayson Hocur.

**Commissioner Losee called the meeting to order and welcomed those in attendance.**

**1. Pledge of Allegiance:** Commissioner McFadden

**2. Public Comment:** Please respectfully follow these guidelines.

- Individuals may speak once for 3 minutes or less: Do not remark from the audience. State your name & city and direct comments to the entire Commission (Commission will not respond).

**ACTION ITEMS:**

**3. Approval of Consent Agenda**

- **23 May 2024 Minutes**

**Commissioner Boatright moved to approve the consent agenda as written. Commissioner Roberts seconded the motion. A roll call vote was taken. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.**



**Commissioner McFadden moved to open the public hearing for Coopers Landing Rezone Request. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.**

----- **PUBLIC HEARING** -----

**4. Public Hearing for Coopers Landing, Request of Rezone**

Community Development Manager Lance Evans explained this is a rezone request at approximately 6525 S. 475 East from Agriculture (A) to Residential Multi-Family (R-5) by Applicant Shane Turner. This is an area in the General Plan that is at the discretion of the City Council to grant a rezone to Residential Multi-Family (R-5). The request to rezone to R-5 would allow for the development of approximately 10 dwelling units on the 2.2-acre parcel if approved. The rezone request is separate from any site plan or other approvals. The consideration of the change to the R-5 zone district needs to factor in all potential uses as outlined in the Land Use Matrix for the R-5 zone.

Chris Cane of Nilson Homes discussed the history of the property and identified the area on the map for access. He opined this is the best use for the property. He added the townhomes will be multi-faced and not flat like the townhomes behind this property.

Commissioner Losee asked if there was any public comment.

**Paul Sturm of South Weber City** voiced concern regarding material presented in the packet. He queried if the rezone request is from Agriculture (A) to Residential (R-5) or R-1 to R-5.

**Commissioner Skola moved to close the public hearing for Coopers Landing Rezone Request. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.**

----- **PUBLIC HEARING CLOSED** -----

Commissioner Losee questioned the projected land use map. Lance replied the projected land use map identifies the property as R-M. Commissioner Boatright does not favor a rezone without a conceptual plan. He added the entrance to General RV is north of this project. He would like to see what traffic is generated with General RV before deciding. Commissioner Losee asked if there has been a traffic study. Chris stated the concept has been submitted to the city and he identified the entrance being in front of 475 East and a hammer head turnaround on the map. He stated it meets the fire code. Commissioner McFadden questioned the vulnerability accommodating 11 structures verses 5 structures. Commissioner Losee is concerned about the density being too high and approving anything over 6 units. Commissioner Skola preferred commercial for this area. Commissioner Roberts is concerned about the impact to General RV. Chris noted construction of anything commercial oriented on this property will increase the traffic. Commissioner Losee voiced her concerns with access to the property and parking. Commissioner Boatright conveyed if this rezone request were in line with the general plan, he would be in favor of it, but he is not comfortable with approving this request. Commissioner



McFadden expressed this rezone request is the best use for this space. Further discussion took place regarding the general plan being amended in the near future.

## 5. Rezone of Coopers Landing from R1 to R5

Commissioner McFadden moved recommend approval to the City Council for the rezone request from R1 to R5 for Coopers Landing Request located at 6525 S. 475 East based on findings and status from staff report. Commissioner Skola seconded the motion. A roll call vote was taken. Commissioners McFadden, Roberts, and Skola voted aye. Commissioners Boatright and Losee vote nay. The motion carried 3 to 2.

## REPORTS:

### 6. New Business

**New Employee:** Lance Evans reported there will be a new Community Development Technician who will begin this Monday.

**Lighting at Storage Units:** The lighting has been changed at the Storage Units, but there is still ambient lighting. It was stated the weeds are overgrown along the park strip.

**Extension of red striping (2700 East):** Commissioner Losee queried if the city staff has reviewed the extension of the red striping along 2700 East. The electrical box cover is exposed. There are weeds. Contractors are straddling the curb along 2700 East.

**Notification for tonight's public hearing:** Deputy Recorder Raelyn Boman stated notifications were sent out, published, city website etc. according to city code.

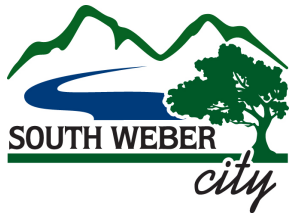
**8. ADJOURN:** Commissioner Boatright moved to adjourn the Planning Commission meeting at 7:25 p.m. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Boatright, Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

**APPROVED:** \_\_\_\_\_ **Date** \_\_\_\_\_  
Chairperson: Julie Losee

\_\_\_\_\_  
Transcriber: Michelle Clark

**Attest:** \_\_\_\_\_  
Deputy Recorder: Raelyn Boman





Item 4 CUP Young Quick Lube, Amended  
**PLANNING COMMISSION MEETING**  
**STAFF REPORT**

MEETING DATE

September 12, 2024

PREPARED BY

Lance Evans, AICP

Community Development  
Manager

ITEM TYPE

Staff Report

ATTACHMENTS

CUP application and plans

PRIOR DISCUSSION DATES

N/A

AGENDA ITEM

**Conditional Use Permit** for Young Quick Lube an automotive service center on 2.29 acres at 7716 S 2700 East. The property is zoned C-H: (Highway-Commercial Zone) and allows automotive uses as per the Land Use Matrix. Any commercial development over one acre in size requires a Conditional Use Permit. The proposal is for one 5,256 square foot building for automotive services on 2.29 acres.

PURPOSE

Review and approval of Young Automotive Service Center Conditional Use Permit.

RECOMMENDATION

Staff has reviewed the application for the Conditional Use Permit and recommends approval with the following conditions.

1. Modify plans to meet Engineering site plan requirements.
2. Move the sidewalk location, as per the City Engineer recommendations in the site plan review.
3. That the grey split-faced CMU walls are modified to break up the wall with marbling or vertical and or horizontal elements to enhance visual interest.
4. Provide approval letters from oil and gas easement holders on the property.
5. Cross access easement shall be provided to share access with the adjacent property owner to the south.

ITEMS FOR PLANNING COMMISSION REVIEW

The proposed building is 5,256 square feet, with six bays for automotive services. The application materials for the Conditional Use Permit (CUP) are shown below in Exhibit A. The applicant has responded to each of the city code requirements and standards as stated in Chapter 10 of the City Code in the application in addition to the civil plans.

PLANNING CODE REVIEW

The Planning Commission shall review and make a recommendation to the City Council on all conditional use applications in non-residential zones and for short-term rentals. The City Council will make the final review and render a decision for all conditional use applications in non-residential zones and for short-term rentals, in accordance with the requirements of this chapter. (SWCC 10-7-2).

The proposed use most closely matched Vehicle and Equipment Repair (Minor) in the Land Use Matrix and requires a Conditional Use Permit (CUP). Also, the property is over an acre in size which also triggers the CUP requirement.

South Weber City Code  
*10-5H-1: PURPOSE:*



*To provide areas in appropriate locations adjacent to highways or major streets where activities dependent upon or catering to thoroughfare traffic and the traveling public may be established, maintained and protected. The regulations of this district are designed to encourage harmony between traffic needs and centers for retail commercial, entertainment, automotive facilities and other appropriate highway related activities. (1989 Code § 12-9-001; amd. Ord. 2021-06, 5-25-2021)*

**10-5H-2: DEVELOPMENT OVER ONE ACRE:**

*Development over one acre must follow the conditional use permit procedure of chapter 7 of this title. (1989 Code § 12-9-002; amd. Ord. 2021-06, 5-25-2021)*

**10-5H-3: ARCHITECTURAL SITE PLAN REVIEW:**

*All proposed C-H development shall meet the requirements of chapter 12 of this title. (1989 Code § 12-9-003; amd. Ord. 2021-06, 5-25-2021)*

**10-5H-4: PERMITTED USES:**

*Permitted uses shall be in accordance with Chapter 1, Section 10A of this title and shall have meanings as defined in accordance with Chapter 1, Section 10 of this title. (1989 Code § 12-9-004; amd. Ord. 96-7, 12-10-1996, eff. 1-10-1997; Ord. 16-21, 9-13-2016; Ord. 2021-06, 5-25-2021)*

**10-5H-5: CONDITIONAL USES:**

*Conditional uses shall be in accordance with Chapter 1, Section 10A of this title and shall have meanings as defined in accordance with Chapter 1, Section 10 of this title. Conditions for approval shall be made in accordance with the provisions of chapter 7 of this title. (Ord. 19-09, 3-12-2019; amd. Ord. 2021-06, 5-25-2021)*

**VEHICLE AND EQUIPMENT REPAIR (MINOR):**

*An establishment providing motor vehicle repair or maintenance services and conducted entirely within completely enclosed buildings, but not including paint and body shops or other activities associated with Vehicle and Equipment Repair (Major). Typical uses include businesses engaged in the following activities: electronic tune-ups, brake repairs (including drum turning), air conditioning repairs, generator and starter repairs, tire repairs, front end alignments, battery recharging, lubrication, and sales, repair and installation of minor parts and accessories such as tires, batteries, windshield wipers, hoses, windows, etc. Vehicle and Equipment Repair (Minor) may include the retail sale of fuels, lubricants and other supplies for motor vehicles.*

South Weber Code Section 10-7-4: STANDARDS outlines five main areas of review for a CUP each with specific elements to address as applicable.

- A. Compatibility with or impact to neighboring properties.
- B. Safety Of Persons and Property.
- C. Health And Sanitation.
- D. Environment.
- E. Traffic, Circulation, And Parking.

Each of these items and the sub-elements have been shown on the site plan and addressed in the application submittal. Staff has reviewed the elements and believes that the CUP follows the standards and recommends approval Young Tire and Service Center CUP with the recommended conditions of approval.

**BACKGROUND**



Project Information	
<b>Project Name</b>	Young South Weber Tire and Service Center
<b>Site Location</b>	7716 S. 2700 East
<b>Tax ID Number</b>	133770001
<b>Applicant</b>	Young Automotive
<b>Owner</b>	Young Automotive
<b>Proposal Summary</b>	Automotive Service Center
<b>Current Zoning</b>	C-H (Commercial Highway Zone)
<b>General Plan Land Use Classification</b>	(C-H) Commercial Highway
<b>Gross Site</b>	2.29 acres
<b>Number of Units</b>	NA
<b>Units Per Acre</b>	NA

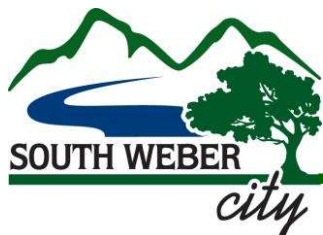
### ANALYSIS

Staff has reviewed the city code and applicants' responses and believes the application meets the city code requirements and standards as stated in Chapter 10 of the City Code with conditions. A site plan permit is also required to address all the detailed elements for the use, but the proposed use complies with the CUP standards.

### ATTACHMENTS

1. Engineering comments
2. CUP Application
3. Young Quick Lube Improvement Plans





1600 E. South Weber Drive  
South Weber, UT 84405

www.southwebercity.com

801-479-3177  
FAX 801-479-0066

Approved by PC \_\_\_\_\_  
Approved by CC \_\_\_\_\_

## OFFICE USE ONLY

	1-10 lots	11 + lots	Amt Pd	Date	Rcpt #	Mtg date
<b>Concept</b>	\$ 200.00	\$ 400.00				
<b>Sketch</b>	\$ 400.00	\$ 700.00				
<b>2nd Sketch</b>	\$ 300.00	\$ 350.00				
<b>Prelim</b>	\$ 600.00	\$ 900.00				
<b>Final</b>	\$ 700.00	\$ 1,100.00				

## SUBDIVISION/LAND USE PROCESS APPLICATION

Project/Subdivision Name: Young Quick Lube

Approx. Location: 7716 S 2700 EAST

Parcel Number(s): 133770001 Total Acres: 2.547

Current Zone: C-H If Rezoning, to what zone: \_\_\_\_\_ Bordering Zones: C-H

Surrounding Land Uses: Commercial - car wash, convenience store, HWY 89 access

Number of Lots: 1 # of Lots Per Acre: \_\_\_\_\_ PUD: Yes ☐ No ☒

### Developer or Agent

Name: Young Automotive  
Company: Young Automotive  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

### Developer's Engineer

Name: Jeremy Draper  
Company: Reeve & Associates  
Address: 5160 S 1500 W  
City/State/Zip: Riverdale, UT 84405  
Phone: 801-621-3100  
Email: jeremy@reeve.co  
State License # 5338480

### Property Owner, if not Developer

Name: \_\_\_\_\_  
Company: SOUTH WEBER DEVELOPMENT PARTNERS LLC  
Address: 6472 WILLOW CREEK RD  
City/State/Zip: Mountain Green, UT 84050  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

### Surveyor, if not Engineer

Name: Jason Felt  
Company: Reeve & Associates  
Address: 5160 S 1500 W  
City/State/Zip: Riverdale, UT 84405  
Phone: 801-621-3100  
Email: jasonf@reeve.co



**Development Signs:**

Please note that a building permit is required for all temporary subdivision signs. Signs cannot obstruct clear and free vision and must comply with all City Codes. Failure to comply will result in sign removal.

**Applicant Certification**

I swear the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly, to the best of my/our ability, present the argument in behalf of the application requested herewith, and that the statements and information above referred to are in all respects true and correct to the best of my/our knowledge and belief. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application and to appear on my/our behalf before any city commission, board or council considering this application. Should any of the information or representations submitted be incorrect or untrue, I understand that The City of South Weber may rescind any approval or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the South Weber City Land Development Code (SWMC 11) and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. Additionally, I agree to pay all fees associated with this project, as set by the current adopted Consolidated Fee Schedule as well as **any fees associated with any City Consultant (i.e. engineer, attorney)**. The applicant shall also be responsible for all collection fees incurred including a collection fee of up to 40% (pursuant to the provisions of the Utah Code Ann. §12-1-11). I also agree to allow the Staff, Planning Commission, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Applicant's Signature: \_\_\_\_\_ Date: 9/18/2023

State of Utah, County of Davis  
Subscribed and sworn to before me on this 18<sup>th</sup> day of September, 2013  
By Lesli Barker

Notary Lesli Barker



Seal

Property Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

State of Utah, County of Davis  
Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_  
By \_\_\_\_\_

Notary \_\_\_\_\_



Seal

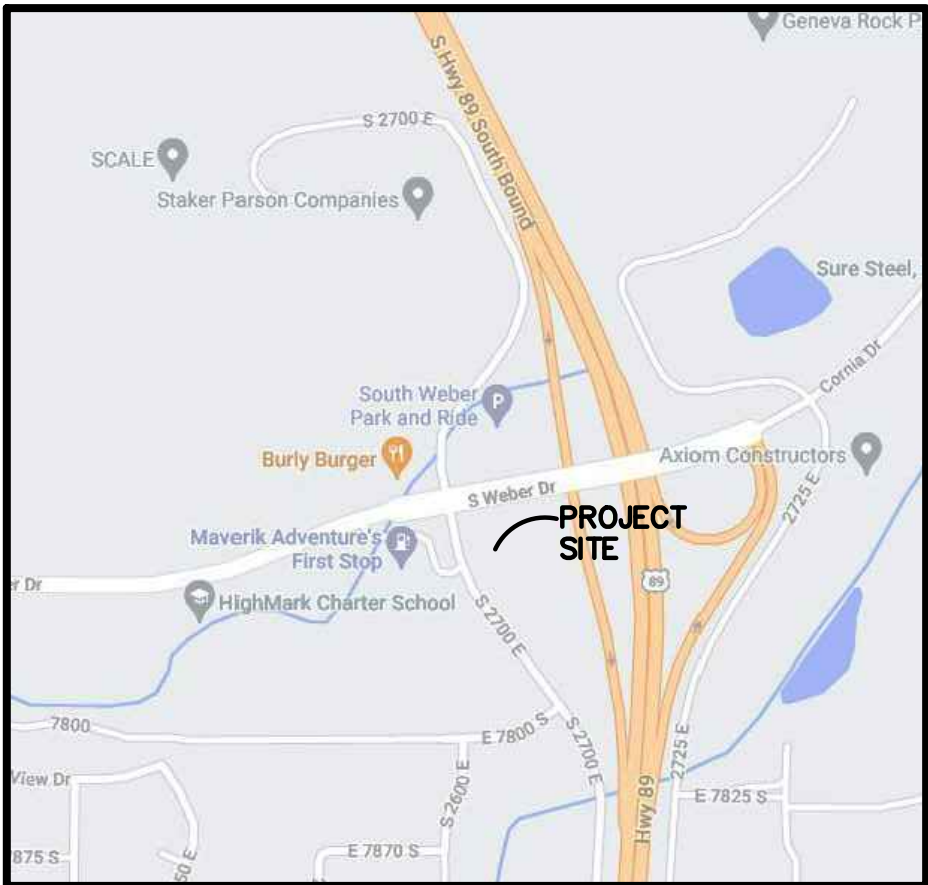


Project Narrative/Notes/Revisions

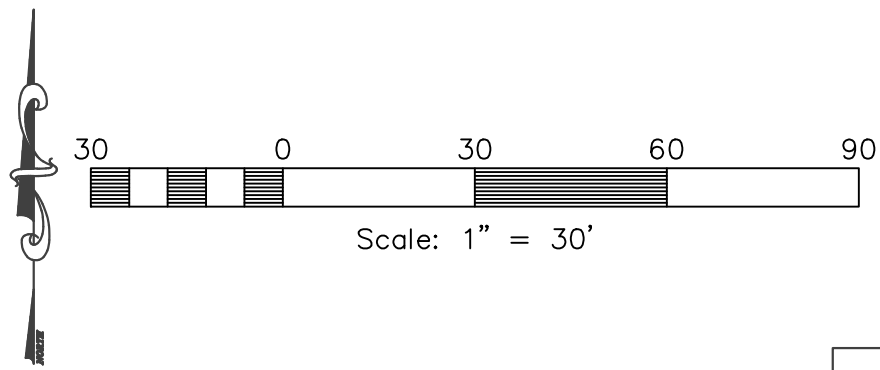
- 01/15/2024 CK – COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
- 05/23/2024 CK – UPDATED PER CITY COMMENTS.
- 07/08/2024 CK – UPDATED PER CITY COMMENTS.
- 09/04/2024 CK – UPDATED PER CITY COMMENTS.

# Young Quick Lube South Weber Drive Improvement Plans

SOUTH WEBER CITY, DAVIS COUNTY, UTAH  
JANUARY 2024



Vicinity Map  
NOT TO SCALE



SITE DATA

PARCEL #:	13-377-0001
ZONE:	C-H
PARKING:	93 STALLS PROVIDED (4 A.D.A.)
VALVE STATION:	5,294 S.F.
PLATTED LOT:	110,957 S.F. (2.547 ACRES)
BUILDING AREA:	5,256 S.F. 4.7%
PAVEMENT AREA:	73,682 S.F. 66.4%
LANDSCAPE AREA:	32,019 S.F. 26.7%

Sheet Index

- Sheet 1 - Cover/Index Sheet
- Sheet 2 - Notes/Legend/Street Cross-Section
- Sheet 3 - Existing Site & Demolition Plan
- Sheet 4 - Site Plan
- Sheet 5 - Grading, Drainage, & Utility Plan
- Sheet 6 - Civil Details
- Sheet 6.1 - Civil Details
- Sheet 7 - Storm Water Pollution Prevention Plan Exhibit
- Sheet 8 - Storm Water Pollution Prevention Plan Details
- Sheet 9 - Landscape Plan
- Sheet 10 - Irrigation Plan
- Sheet 11 - Irrigation Details

Engineer's Notice To Contractors:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.



**Surveyor:**  
Jason Felt  
Reeve & Associates, Inc.  
5160 South 1500 West  
Riverdale, Utah, 84405  
PH: (801) 621-3100

**Landscape Architect:**  
Nathan Peterson  
Reeve & Associates, Inc.  
5160 South 1500 West  
Riverdale, Utah, 84405  
PH: (801) 621-3100

**Developer Contact:**  
Young Automotive Group

**Project Contact:**  
Jeremy Draper  
Reeve & Associates, Inc.  
5160 South 1500 West  
Riverdale, Utah, 84405  
PH: (801) 621-3100

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801-399-5821 • www.clhae.com

CONSULTANT

STAMP



YOUNG  
QUICK LUBE

7716 South 2700 East  
Weber Dr.

MARK	DATE	DESCRIPTION
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ISSUE DATE: 1/08/2024

PROJECT NO:

CAD DWG FILE:

DRAWN BY:

CHK'D BY:

Review Plan

JANUARY 2024

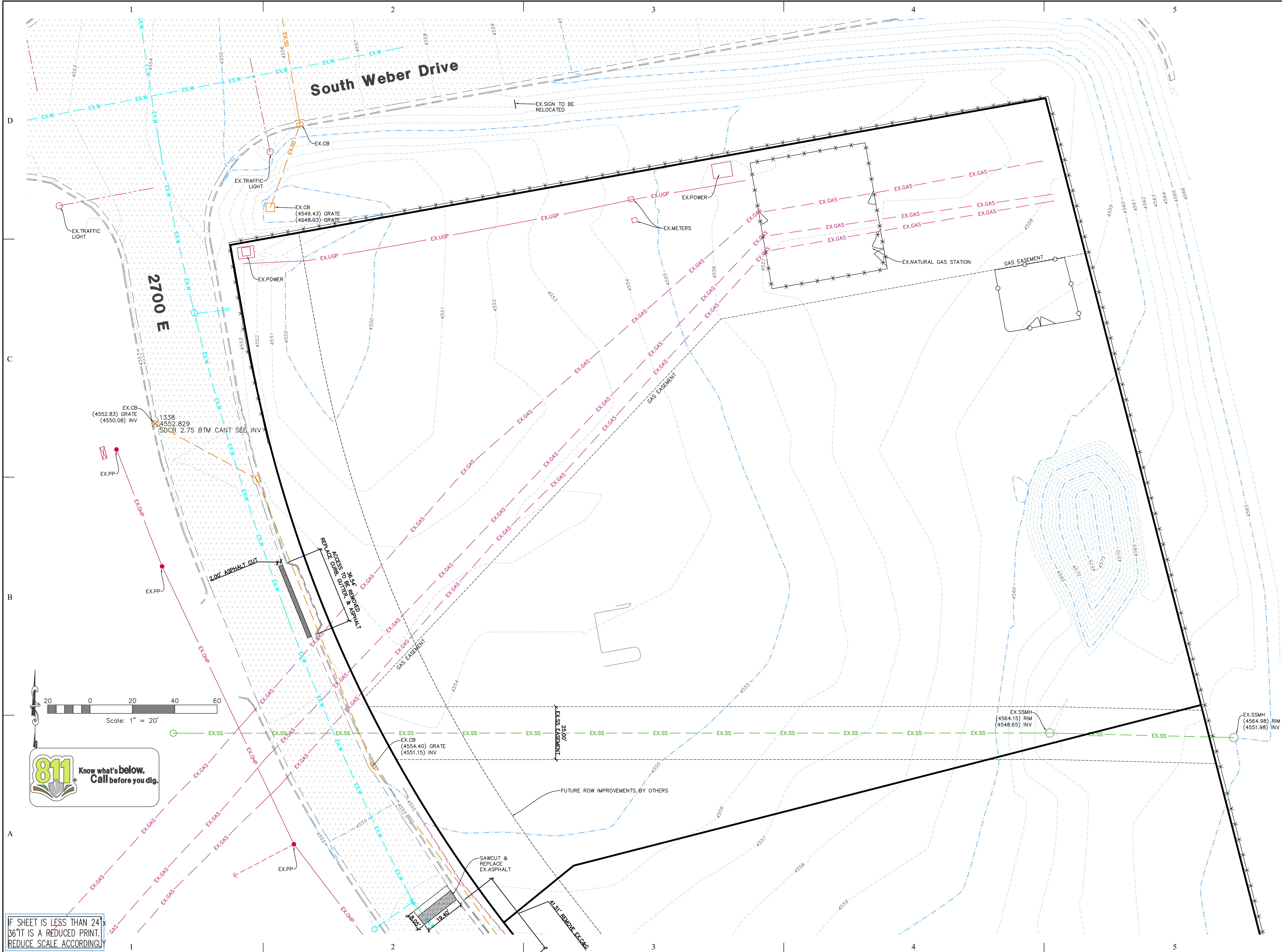
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Cover / Index

SHEET NO:

C101





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ISSUE DATE:	1/08/2024
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Review Plan

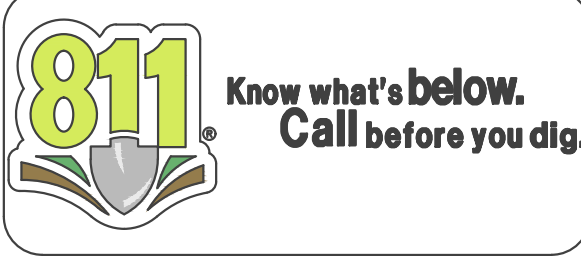
JANUARY 2024

SHEET TITLE

Existing Site &  
Demolition Plan

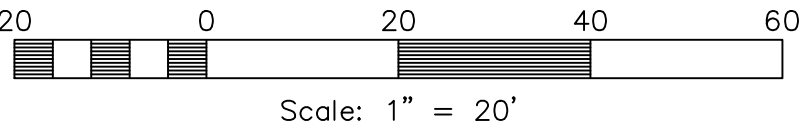
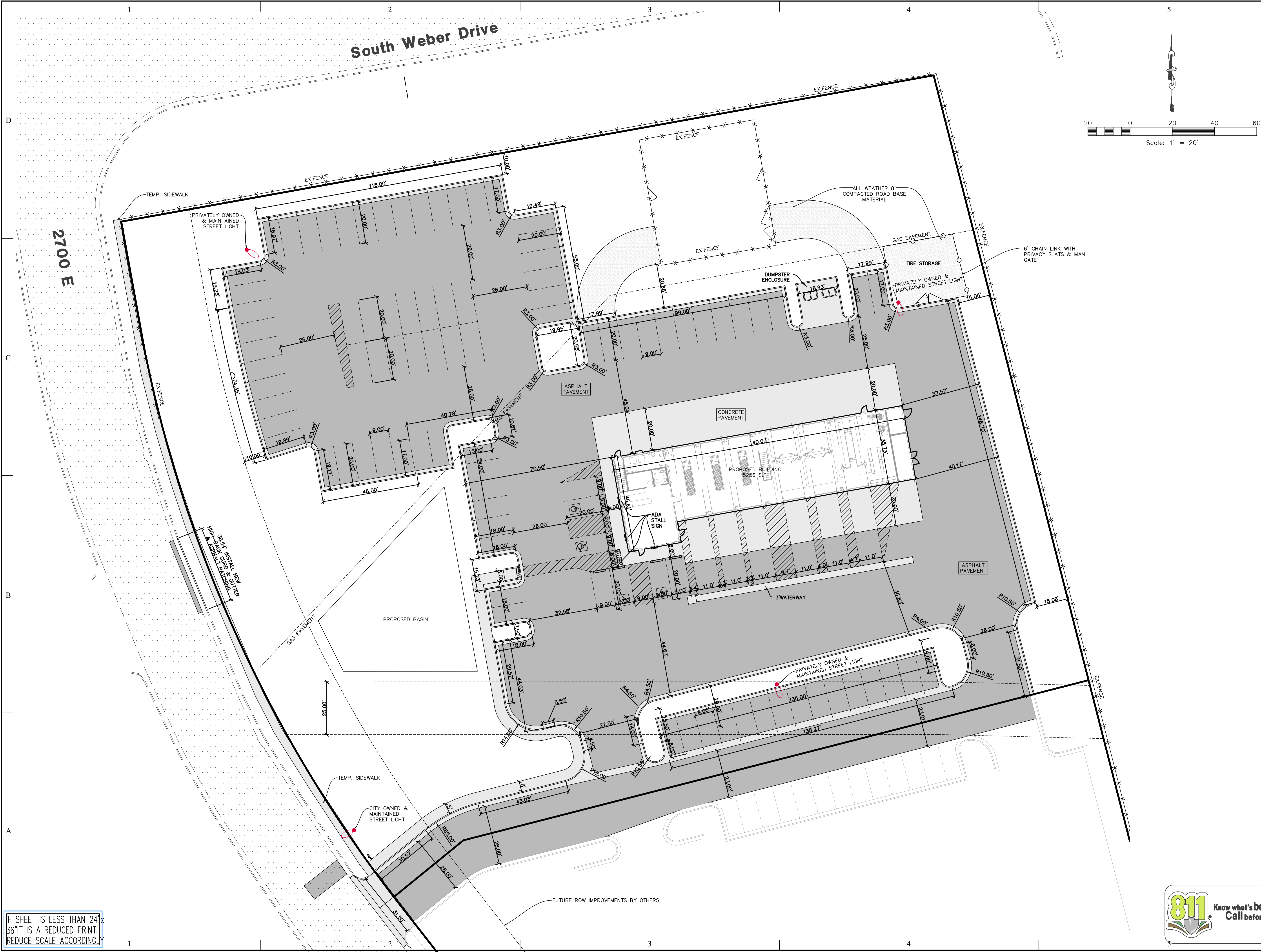
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Review Plan

JANUARY 2024

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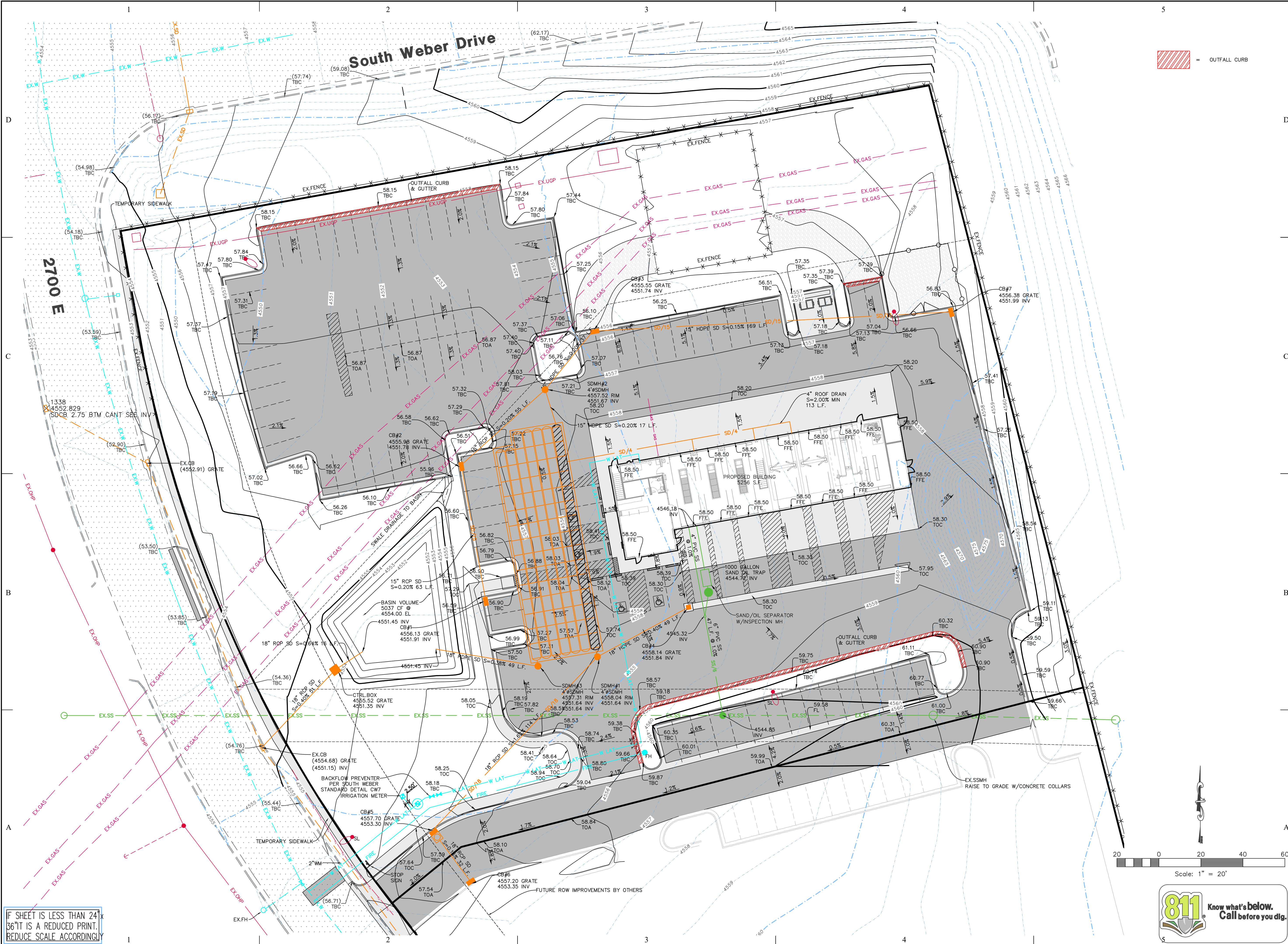
Site Plan

SHEET NO:

C104







IF SHEET IS LESS THAN 24\"/>

**CENTER POINT**  
CONSTRUCTION

289 East 400 North  
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**CLH ARCHITECTS**  
ENGINEERS

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CONSULTANT

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**Young**  
AUTOMOTIVE GROUP

YOUNG  
QUICK LUBE

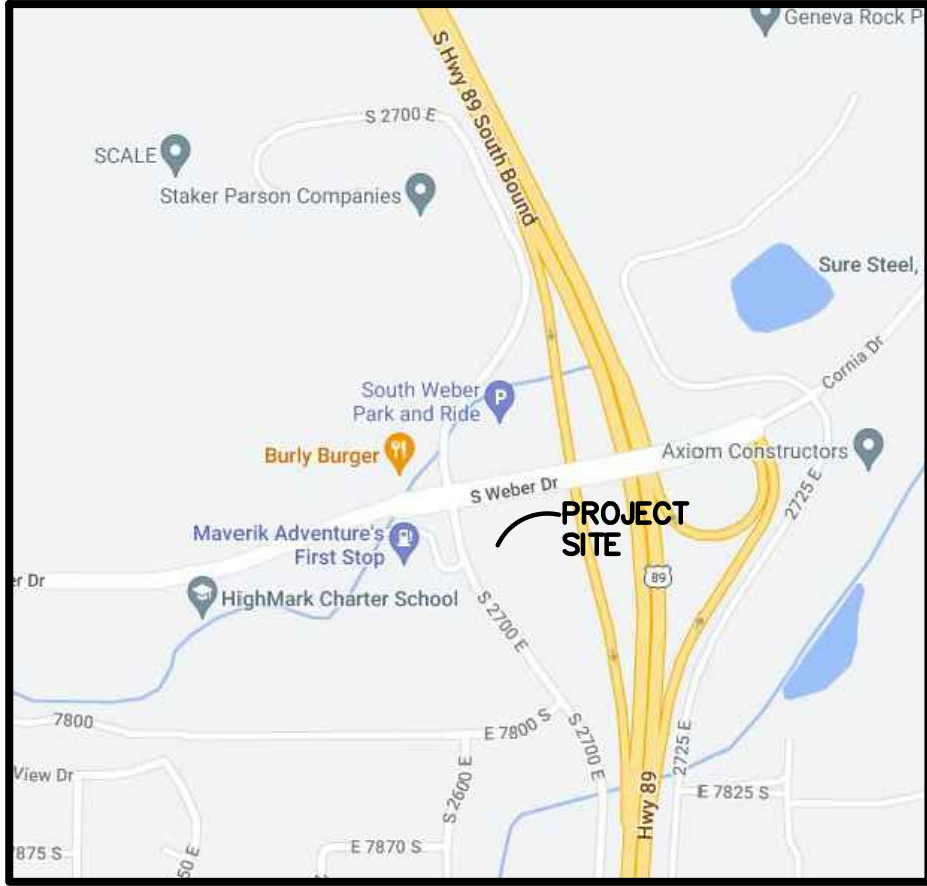
7716 South 2700 East  
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MARK	DATE	DESCRIPTION
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PROJECT NO:		
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Review Plan		
JANUARY 2024		
SHEET TITLE		
Grading, Drainage, & Utility Plan		
SHEET NO:		C105

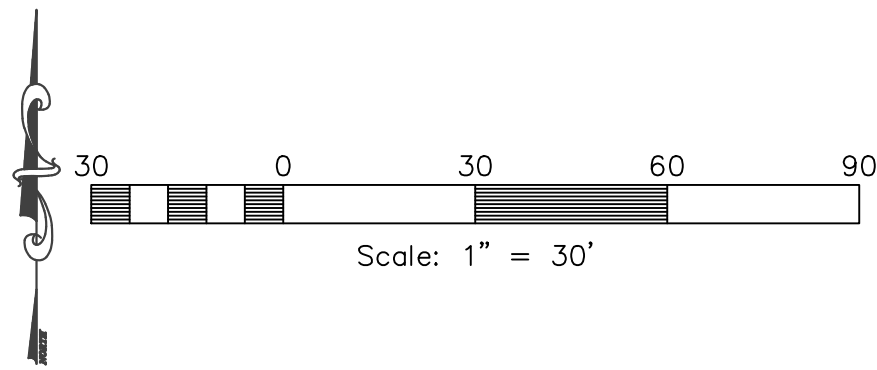


# Young Quick Lube South Weber Drive Storm Water Pollution Prevention Plan Exhibit

SOUTH WEBER CITY, DAVIS COUNTY, UTAH  
JANUARY 2024



**Vicinity Map**  
NOT TO SCALE



## SWPPP Legend

- = PORTABLE TOILET
- = PORTABLE TOILET
- = INLET PROTECTION TYP. (SEE DETAIL)
- = SILT FENCE (SEE DETAIL)
- = 50'x20' CONSTRUCTION ENTRANCE W/8" CLEAN GRAVEL
- = CONCRETE WASH AREA (SEE DETAIL) OR AS SELECTED BY CONTRACTOR

- SWPPP NOTES:**
- ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.
  - STREETS TO BE SWEEPED WITHIN 1000 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSARY.

## Construction Activity Schedule

- PROJECT LOCATION.....SOUTH OGDEN CITY, DAVIS COUNTY, UTAH
- PROJECT BEGINNING DATE.....JANUARY 2024
- BMP'S DEPLOYMENT DATE.....JANUARY 2024
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....CONTACT NAME (000) 000-0000
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

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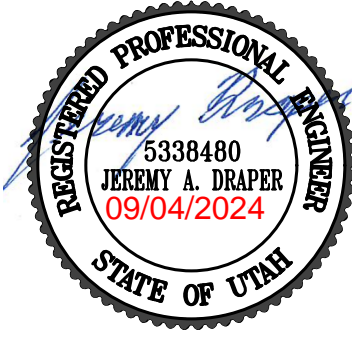
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QUICK LUBE

7716 South 2700 East  
Weber Dr.

MARK	DATE	DESCRIPTION
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ISSUE DATE:	1/08/2024
PROJECT NO:	
CAD DWG FILE:	
DRAWN BY:	
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Review Plan

JANUARY 2024

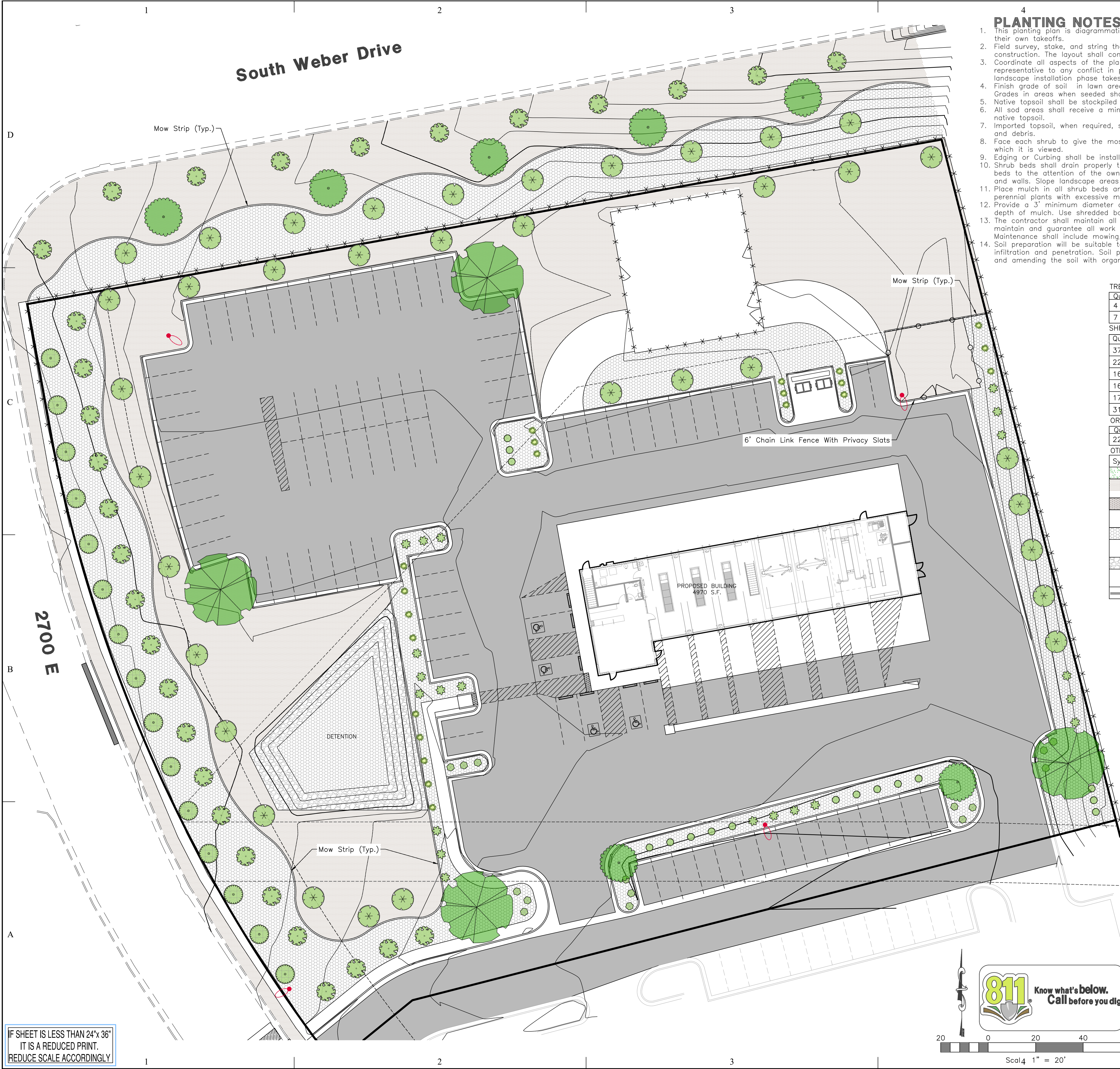
SHEET TITLE

Storm Water Pollution  
Prevention Plan  
Exhibit

SHEET NO:

C107





PLANTING NOTES

1. This planting plan is diagrammatic and plant locations are approximate. Contractor to verify all quantities and do their own takeoffs.
2. Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
3. Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
4. Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
5. Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
6. All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
7. Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
8. Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
9. Edging or Curbing shall be installed as shown on the plan to separate grass from shrub beds.
10. Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the owners representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
11. Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not crowd out small perennial plants with excessive mulch.
12. Provide a 3" minimum diameter circle "tree ring" around trees that are placed within lawn areas. Place a 3" min. depth of mulch. Use shredded bark mulch or match mulch being used for shrub beds.
13. The contractor shall maintain all work until work is complete and accepted by the Owner. The contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing and irrigating.
14. Soil preparation will be suitable to provide healthy growing conditions for the plants and to encourage water infiltration and penetration. Soil preparation shall include scarifying the soil to a minimum depth of six (6) inches and amending the soil with organic material based on the soil conditions.

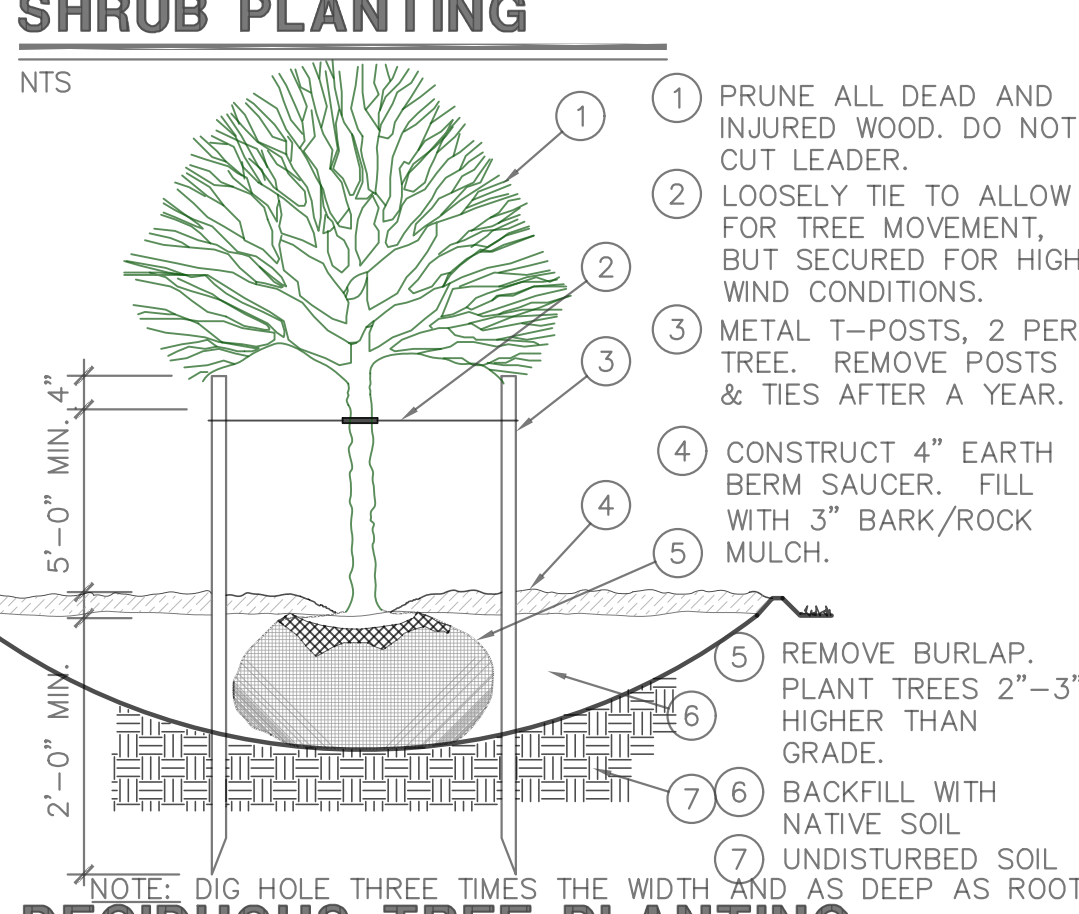
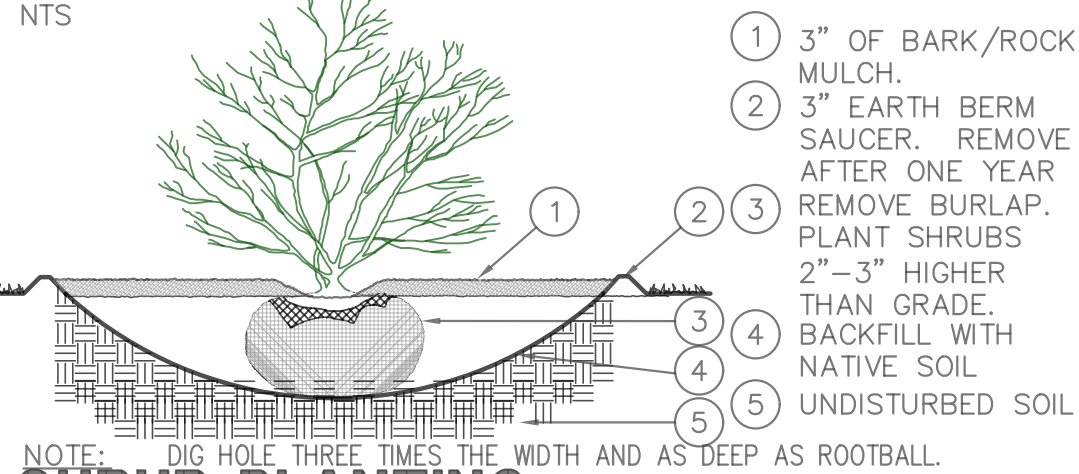
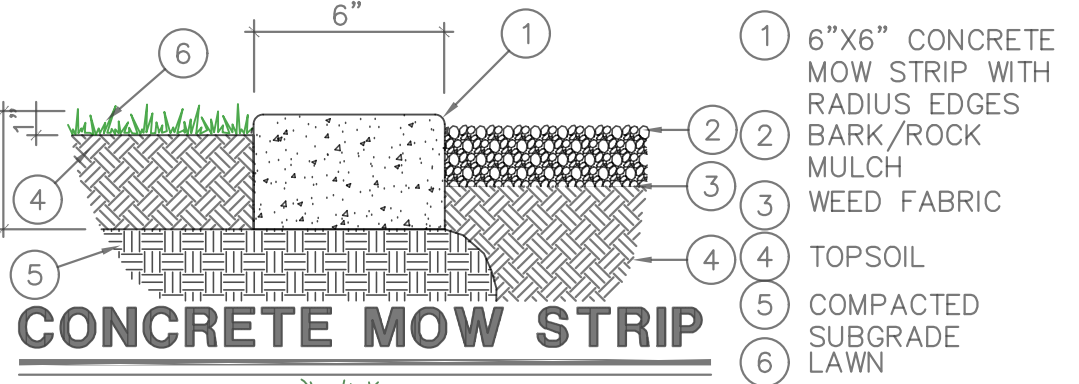
PLANT TABLE

Quantity	Symbol	Scientific Name	Common Name	Size
4		Gleditsia triacanthos 'Imperial'	Imperial Honey Locust	2" cal.
7		Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac Tree	2" cal.

Quantity	Symbol	Scientific Name	Common Name	Size
37		Buddleia x weyeriana 'Sungold'	Sungold Butterfly Bush	5 gal.
22		Caryopteris x clandonensis	Blue Mist Spirea	5 gal.
16		Juniperus 'Buffalo'	Buffalo Juniper	5 gal.
16		Juniperus communis 'Mondap'	Alpine Carpet Juniper	5 gal.
17		Potentilla fruticosa 'Gold Drop'	Gold Drop Cinquefoil	5 gal.
31		Rhus aromatica 'Gro-Low'	Gro-Low Sumac	5 gal.

Quantity	Symbol	Scientific Name	Common Name	Size
22		Calamagrostis 'Karl Foerster'	Karl Foerster Grass	1 gal.

Symbol	Description	Type
	Turf Grass - Sod Kentucky Bluegrass Mix - 3 Species Minimum	Sod
	Crushed Gravel - Place over Dewitt Pro 5 Weed Barrier Cloth	3/4" Minus 3" Depth
	Rock Mulch - Tan/Brown - Place mulch over 5 ounce Professional Weed Fabric in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	1-2" Dia. 3" Depth
	Rock Mulch - Cobble - Brown/Tan Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	2-4" Dia. 3" Depth
	Rock Mulch - Gray - Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	4-6" Diameter
	Concrete Mow Strip	6"x6"



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**Young**  
AUTOMOTIVE GROUP

YOUNG  
QUICK LUBE

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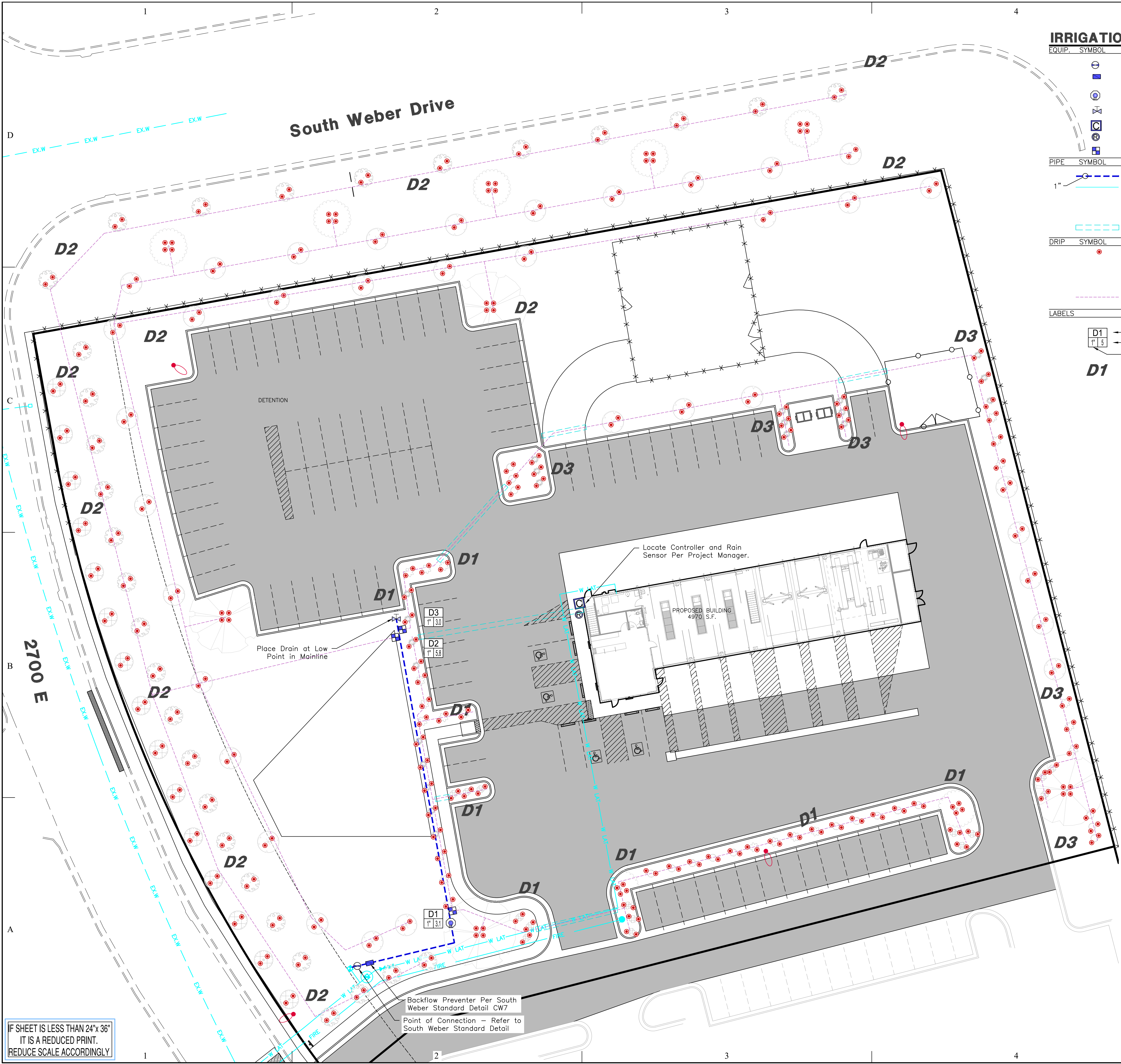
SHEET TITLE

Landscape Plan

SHEET NO:

C109





IRRIGATION SCHEDULE

EQUIP.	SYMBOL	MANUFACT.	CATALOG #	DESCRIPTION
		FORD	BC11-444SWM-NL	STOP AND WASTE
		WILKINS	975XL2	BACKFLOW PREVENTION ASSEMBLY
		STRONGBOX	SBBC-30AL	ALUMINUM BACKFLOW ENCLOSURE
		RAINBIRD	MODEL 44LRC	1" QUICK COUPLING VALVE
		FORD	B111-333-NL 3/4"	MANUAL DRAIN VALVE ASSEMBLY
		RAINBIRD	ESP LXME	120 VAC-INDOOR/OUTDOOR CONTROLLER
		RAINBIRD	WR2-RC	WIRELESS RAIN SENSOR
		RAINBIRD	XCZ-100-PRB-COM	DRIP REMOTE CONTROL VALVE
PIPE	SYMBOL		CATALOG #	DESCRIPTION
		SCH. 40	PVC MAIN LINE	PRESSURIZED IRRIGATION MAIN LINE
		SCH. 40	PVC LATERAL LINE	IRRIGATION LINE; SIZE AS FOLLOWS: 3/4" (0-8 gpm), 1" (8-12 gpm), 1 1/4" (12-22 gpm), 1 1/2" (22-30 gpm), 2" (30-50 gpm)
		SCH. 40	PVC SLEEVE	2 X DIA. - USE UNDER PAVEMENT
DRIP	SYMBOL	MANUFACT.	CATALOG #	DESCRIPTION
		RAINBIRD	XB-T-20-PC	XERIBUG DRIP EMITTERS, 2 GAL/HOUR 1 EMITTER PER 1 GALLON PLANT 2 EMITTERS PER 5 GALLON PLANT 4 EMITTERS PER TREE (OUTSIDE TURF AREAS)
		PVC/POLY	DRIP LATERAL LINE	1/2"-3/4" LATERAL SUPPLY LINE

LABELS

- D1 DRIP VALVE NUMBER  
1" 3.0 GALLONS PER MINUTE  
3 VALVE SIZE  
D1 DRIP IRRIGATION ZONE NUMBER

NOTES:  
Landscaped areas shall be provided with a WaterSense labeled smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities and shall be setup to operate in "smart" mode.

Water Budget Calculation

$$MAWA = (E_{to}) (0.62) (1.15) [(0.8 \times LA) + (0.3 \times SLA)]$$
$$MAWA = (32) (0.62) (1.15) [(0.8 \times 14,977) + (0.3 \times 0)]$$
$$MAWA = 273,372 \text{ Gallons}$$

(Does not include non-irrigated seed mix areas)

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Irrigation Plan

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C110

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