

MEMORANDUM



To: Planning Commission

From: Loren Wiltse, Senior Planner /
Camille Moffat, Planner I

Date: October 21, 2022

RE: **Cortland Park Condominiums Preliminary Plan Review**

Zone: Main Street Residential (MSR)
Size: 5.10 acres
Units: 102

The Cortland Park development is located at the southeast corner of 400 East and 200 North, just north of the Macey's grocery store and is 5.10 acres. The proposed development consists of 102 units in nine different buildings. Seven of the buildings will have twelve units per building, one of the buildings will have ten units per building and a clubhouse, and the last building will have eight units. Eight of the buildings are three stories tall, except for building 2 which will be two stories tall. The development will have 94,971 square feet of landscaped area, which is 43% of the site. There will be 239 parking spots which meets Santaquin City Code. The development agreement requires the following amenities: a clubhouse, a natural gas fire pit, two 20' x 20' pavilions, one 30' x 40' pavilion, two barbeque stations by the pavilions, two pickleball courts, and a 2,000 square foot playground area that will consist of two play structures and two swing sets.

The property was rezoned MSR on November 19, 2019. The development agreement was approved on January 7, 2020, and recorded at the County Recorder's office on May 29, 2020. There was an addendum to the development agreement that was approved on September 7, 2021. The addendum to the development agreement changed the name of the subdivision from Orchard Vistas to Cortland Park Condominiums, reduced the total number of units from 108 to 102, included a larger pavilion in addition to the two 20' x 20' pavilions, and relocated the clubhouse to the bottom of building 5.

The Development Review Committee (DRC) initially reviewed the Cortland Park (then known as Orchard Vistas) concept plan on May 12, 2020, and the Planning Commission held a public hearing for the project on June 9, 2020.

Santaquin City Code SCC 10.16.060 (C) states that compliance with architectural requirements shall be determined by the City's Architectural Review Committee (ARC) before an application is made for a building permit. The developer has not yet submitted a complete plan set needed for an architectural review. The second attachment to this memo is a proposed preliminary elevation of the buildings.

On September 27, 2022, the DRC reviewed the preliminary plans for Cortland Park and forwarded a positive recommendation to the Planning Commission, with the condition that redlines be addressed prior to the plans being added to a Planning Commission agenda.

The proposed development is adjacent to 200 North, 400 East, and 500 East. These roads will provide an appropriate roadway width for the project. Additionally, the developer has designed the site to accommodate private on-site storm water within the project and roadway water. To adequately serve the proposed development with both public water, fire flow, and wastewater collection, the developer must connect to and extend, if necessary, existing city water and sewer mains located in 200 North and

500 East streets.

This is a preliminary subdivision application review by the Planning Commission to determine whether the proposed subdivision complies with Santaquin City Code. The Planning Commission will need to make a recommendation regarding the proposed development to the City Council.

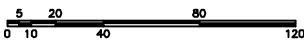
Recommended motion: “Motion to recommend approval of the Cortland Park Subdivision with the following conditions:

- All redlines be addressed

Attachments:

1. Preliminary Plans
2. Zoning Map
3. Architectural Elevations
4. Draft Landscaping Layout

CORTLAND PARK
SITEPLAN
SANTAQUIN, UTAH COUNTY, UTAH
PRELIMINARY PLAN SET
OCTOBER 2022



(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

DENSITY TABLE

ZONING CLASSIFICATION=MSR
NUMBER OF UNITS=102
ACREAGE=5.10 ACRES
ACREAGE TO BE DEDICATED FOR STREET ROW=0 SF
PARCEL SIZE SF=220
PARKING REQUIRED=238
PARKING PROVIDED=239
BUILDING AREA SF=9x5,779=52,011
PARKING LOT AREA SF=75,174
LANDSCAPE AREA IN SF=94,971 (43%)

GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.
4. ARCHITECTURAL DRAWINGS TO BE SUBMITTED AND APPROVED BY ARCHITECTURAL REVIEW COMMITTEE.
5. PROJECT TO BE COMPLETED IN TWO PHASES.
6. THE TOT LOT AND PICKLEBALL COURTS SHALL BE INSTALLED BEFORE THE COMMENCEMENT OF CONSTRUCTION OF THE 37TH RESIDENTIAL UNIT AND THE CLUBHOUSE BEFORE COMMENCEMENT OF CONSTRUCTION OF THE 61ST RESIDENTIAL UNIT, PER THE DA REQUIREMENTS.

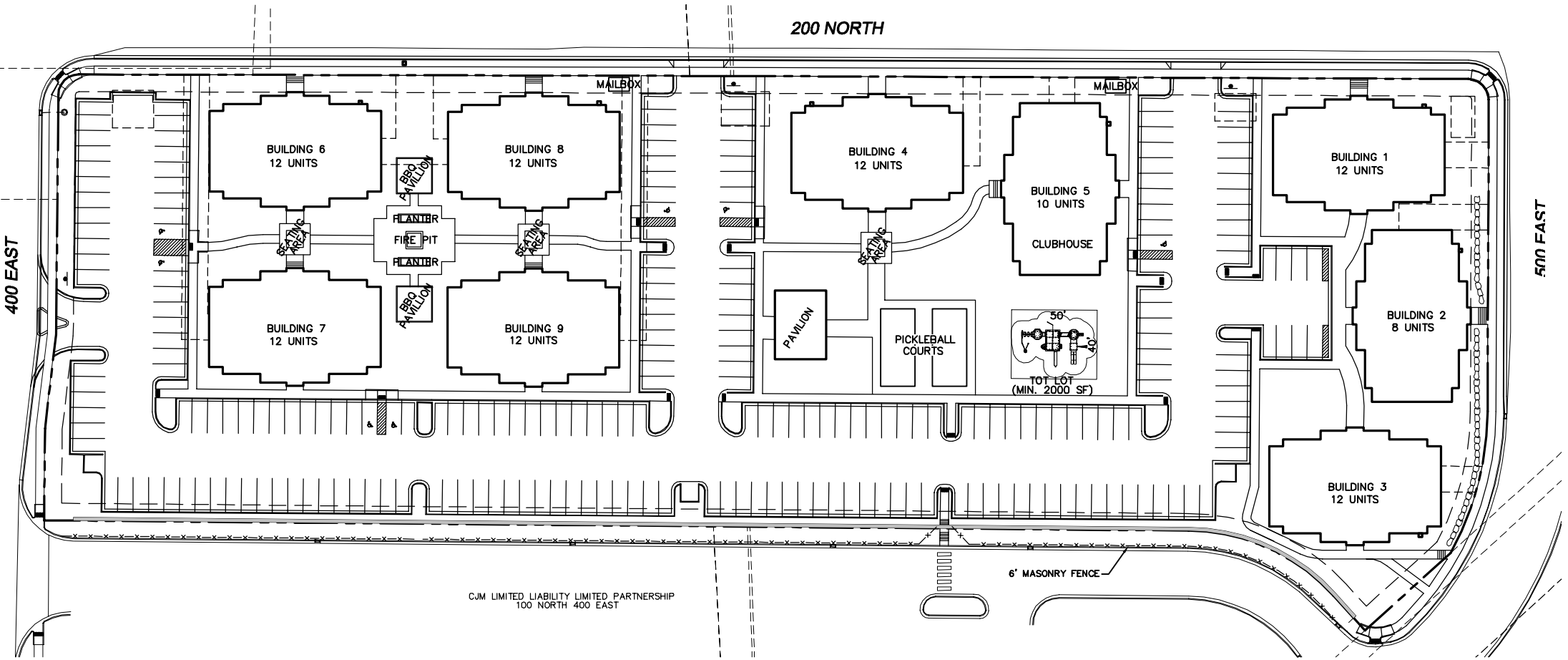
-SHEET INDEX-

SHEET	SHEET NAME
1	COVER & INDEX
2	SITE PLAN
3	GRADING PLAN
4	FINAL PLAT
5	EXISTING TOPOGRAPHY PLAN
6	DETAIL SHEET
7	DETAIL SHEET
8	FIRE ACCESS/OPEN SPACE PLAN
9	TBC PLAN
10	PHASING PLAN

LEGEND

LEGEND APPLIES TO ALL SHEETS

	SECTION CORNER
	EXISTING VALVE
	EXISTING POWER POLE
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	BUILDING SETBACK
	EASEMENT
	EXISTING DEED LINE
	EXISTING GAS
	EXISTING FENCE LINE
	EXISTING DITCH
	EXISTING SANITARY SEWER W/MANHOLE
	PROPOSED IRRIGATION LINE
	EXISTING CULINARY WATERLINE
	EXISTING PRESSURIZED IRRIGATION
	PROPOSED CULINARY WATERLINE
	PROPOSED PRESSURIZED IRRIGATION
	PROPOSED SEWER LINE
	FIRE HYDRANT
	STREET LIGHT



VICINITY MAP
-NTS-



PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

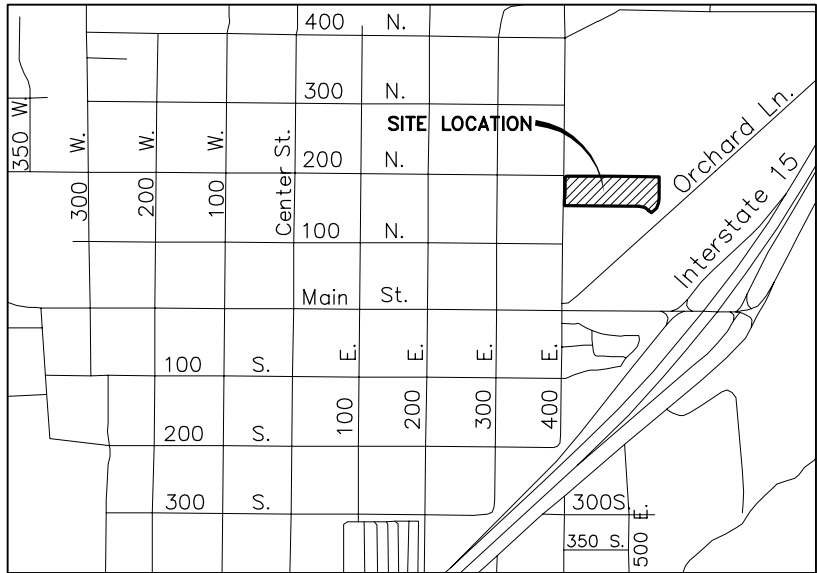
OWNER/DEVELOPER
BRY CHRISTENSEN
BRY@CLCHRISTENSEN.COM
801-269-1110

NOTES

1. ALL UNITS TO BE ADA ADAPTABLE.
2. PROJECT IS TO BE SOLD AS CONDO UNITS. CONDOMINIUM PLAT, CC&R'S, AND HOA DOCUMENTS WILL BE REQUIRED TO BE APPROVED BY PLANNING COMMISSION.
3. PARKING LOT AND BUILDING LIGHTING MUST BE SHIELDED AND DIRECTED DOWNWARD.
4. ALL BUILDINGS ARE TO BE FIRE-SPRINKLERED.

CONSTRUCTION NOTES:

- 1) LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
- 2) LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION LINE.
- 3) LOCATE AND TIE TO EXISTING SEWER LINE.
- 4) CAP/PLUG AND MARK TO SURFACE.
- 5) HIGH PRESSURE GAS LINE. USE EXTREME CAUTION.
- 6) INSTALL 6" MASONRY FENCE.
- 7) INSTALL 4'-6" RETAINING WALL, WALLS TO BE DESIGNED, DRAWN AND STAMPED BY AN ENGINEER.
- 8) MATCH EXISTING CURB.
- 9) INSTALL FIRE HYDRANT ASSEMBLY PER SANTAQUIN CITY STANDARDS.
- 10) INSTALL DUMPSTER PER SHEET 6.
- 11) CONST. PEDESTRIAN ACCESS RAMP PER SANTAQUIN CITY STANDARDS.
- 12) INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS.



VICINITY MAP
-NTS-

ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

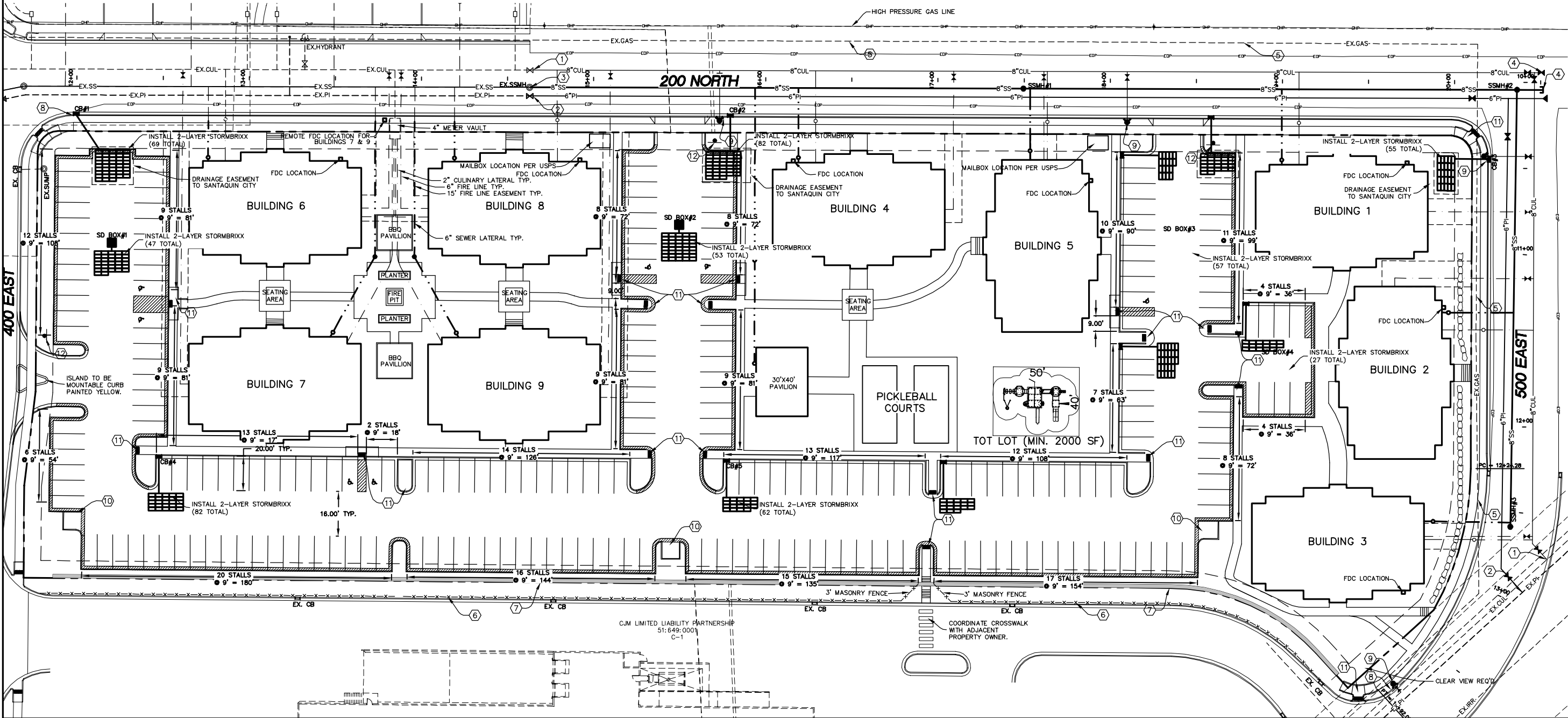
THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

GENERAL NOTE:

- 1) DUE TO THE EXTENSIVE ROADWAY EXCAVATION A 2 INCH OVERLAY WILL BE REQUIRED ON 200 NORTH AND 500 EAST.
- 2) CURB TO BE PAINTED RED ALONG ALL FRONTAGE ROADS WITH THE EXCEPTION OF YELLOW CURB AT THE MAILBOXES FOR ACCESS.



(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'



CORTLAND PARK

ATLAS

ENGINEERING

L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

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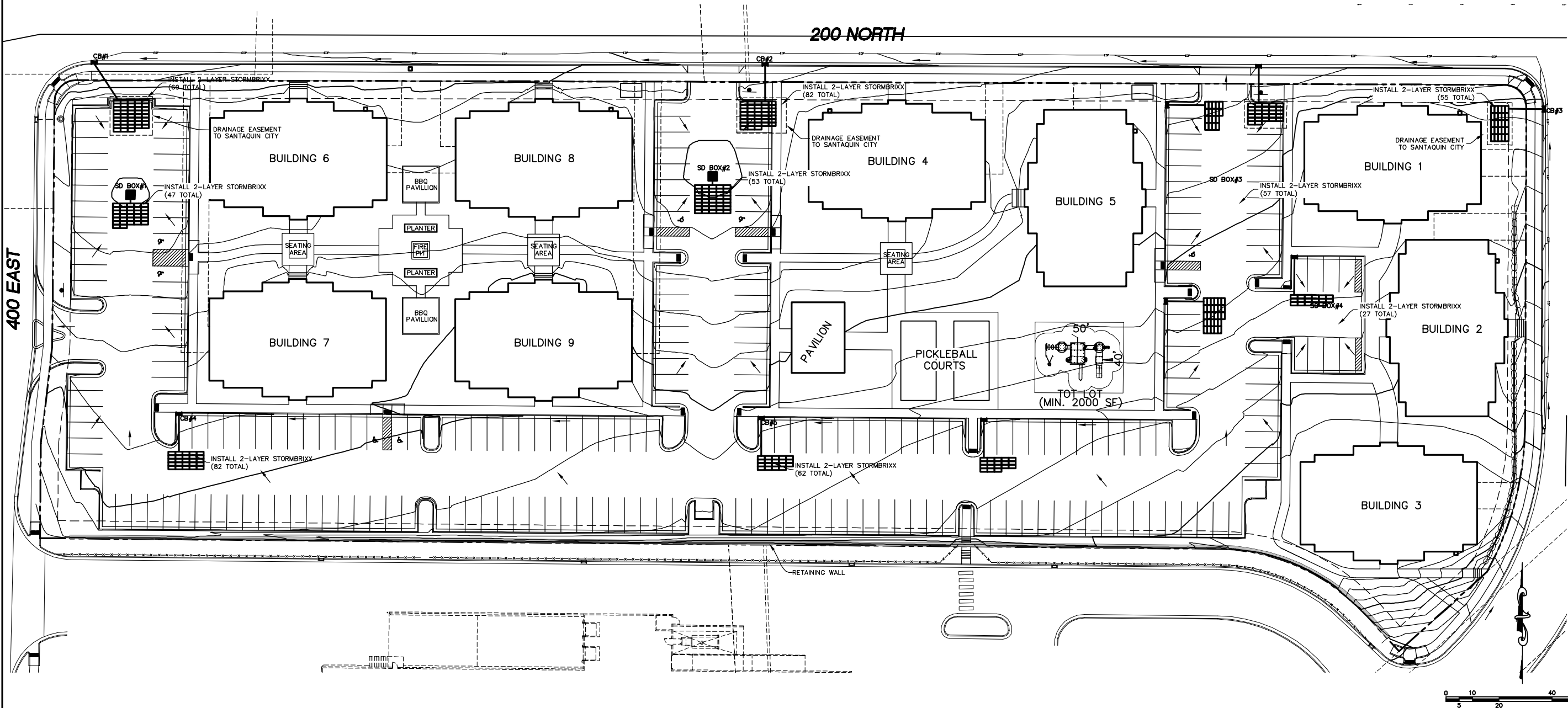
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SITE PLAN

SANTAQUIN, UTAH

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ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

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400 EAST

200 NORTH



-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'

CORTLAND PARK



PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

GRADING PLAN

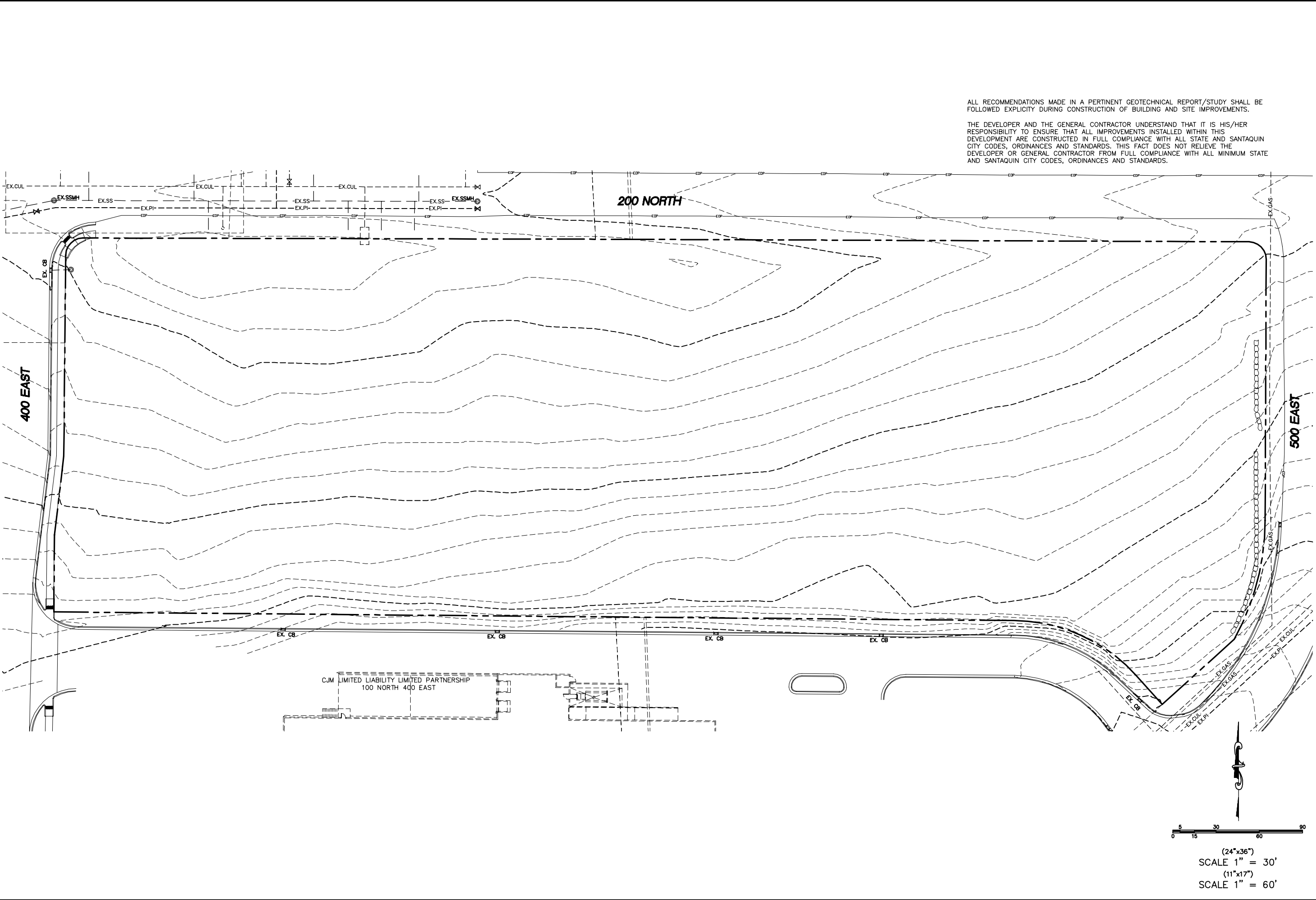
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CORTLAND PARK

EXISTING TOPOGRAPHY

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PHONE: 801-655-0566
FAX: 801-655-0109
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SPANISH FORK, UT 84660

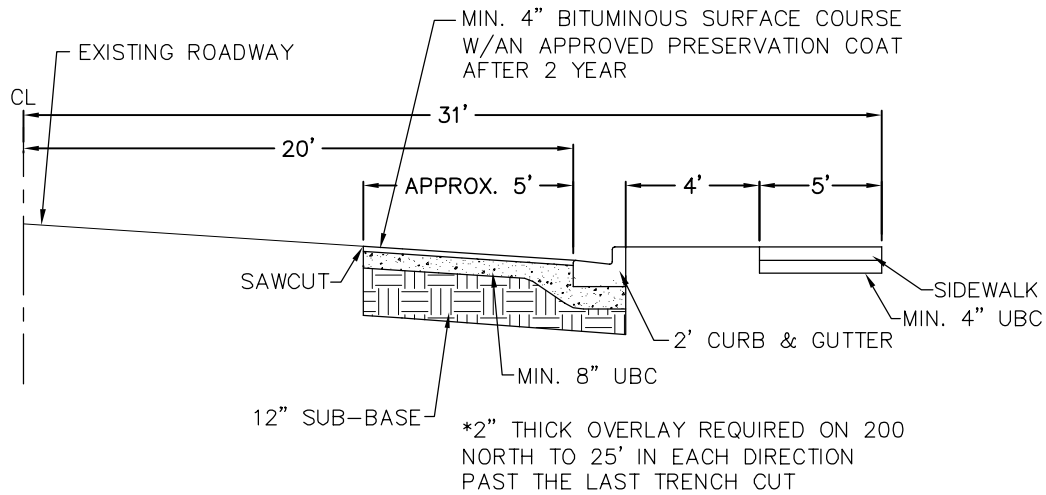


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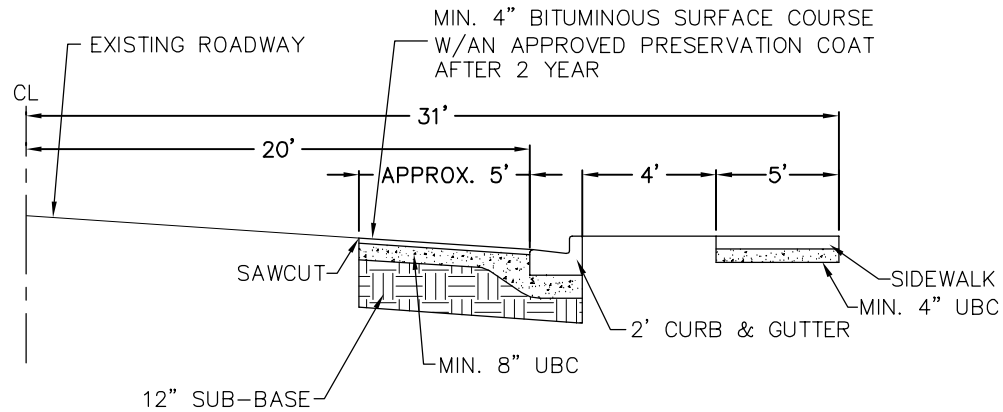
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CJM LIMITED LIABILITY LIMITED PARTNERSHIP
100 NORTH 400 EAST

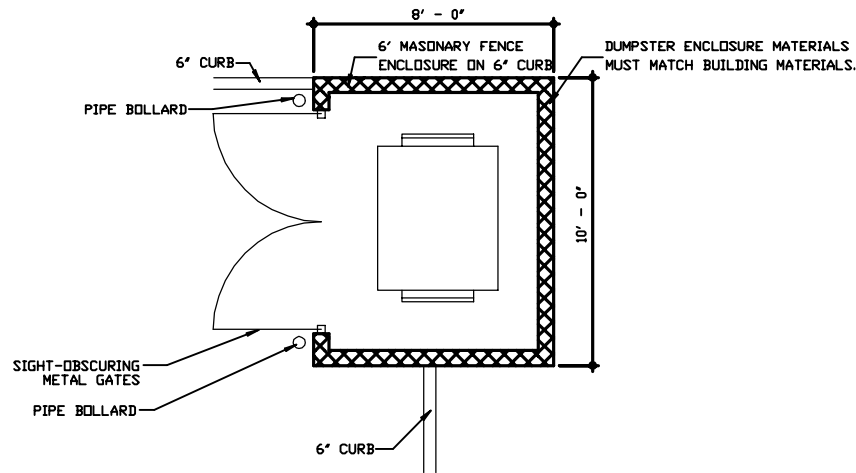


200 NORTH DETAIL
-NTS-

- NOTES:
1. 100-YEAR WATER ELEVATION MAY NOT ENCROACH WITHIN 6" VERTICALLY OF ANY HABITABLE STRUCTURE OR EXCEED THE EDGE OF RIGHT-OF-WAY.
 2. 100- YEAR WATER ELEVATION MAY NOT RISE ABOVE AN ELEVATION OF 3" BELOW THE TOP OF ANY BERM OR EDGE OF RIGHT-OF-WAY IF ADJACENT EXISTING BUILDINGS ARE BELOW STREET LEVEL.
 3. THE CROWN OF THE ROAD SHALL BE HELD TO EXISTING GRADE, UNLESS PERMITTED OTHERWISE BY THE CITY ENGINEER WHERE NEEDED TO ENABLE CONTAINMENT OF 100-YEAR STORM, TO MATCH GRADE AT ADJACENT PREVIOUSLY DEVELOPED PROPERTIES, OR TO MEET GRADE AT INTERSECTIONS



500 EAST DETAIL
-NTS-



DUMPSTER ENCLOSURE
SCREENED ON THREE (3) SIDES WITH A MASONRY WALL HAVING A HEIGHT OF AT LEAST ONE (1') FOOT ABOVE RECEPITACLE. A STEEL SITE-OBSCURING GATE AT LEAST SIX (6') FEET HIGH IS REQUIRED. USE SAME ARCHITECTURAL ELEMENTS AND TYPES OF MATERIALS AND COLORS AS THE PRIMARY STRUCTURE.

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DETAIL SHEET

SANTAQUIN, UTAH

CORTLAND PARK

ATLAS

ENGINEERING

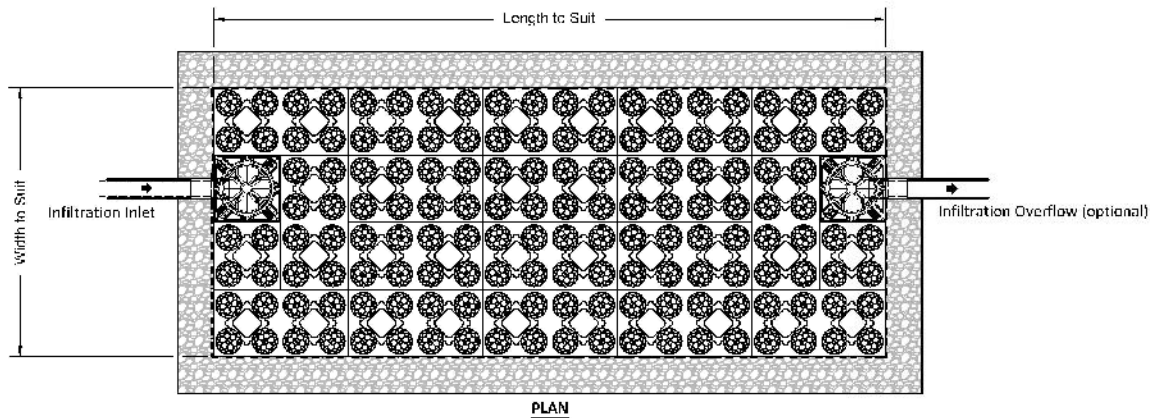
L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660



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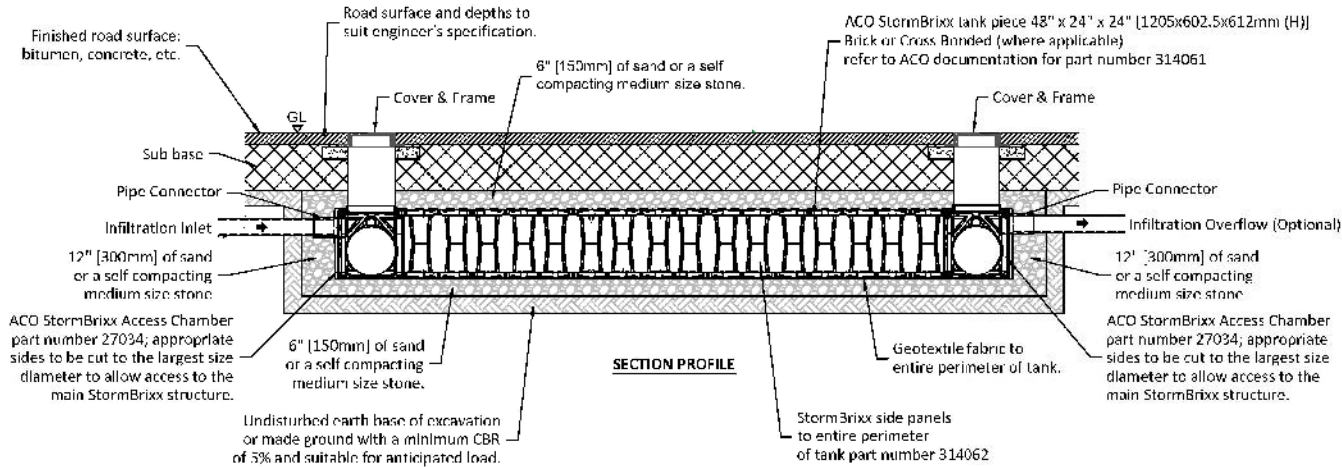
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Minimum cover depths (1) over the top of ACO StormBrixx	
Location	Minimum cover depth ft (m) (4)
Non-Trafficked areas (i.e. Landscaping)	
Car parks, vehicles up to 5512lbs gross mass	1.97 (0.6)
Car parks, occasional vehicles greater than 5512lbs (3) gross mass	2.46 (0.75)
Occasional HGV traffic up to 97,003lbs GVW (HA loading)	Please consult with ACO

(1) Assumes 27 degree load distribution through fill material and overlaying surface asphalt or block paving
(2) Minimum cover depth to avoid accidental damage from gardening/landscaping work
(3) Occasional Trafficking by refuse collection or similar vehicles (typically one per week)
(4) Please check minimum frost cover depths for geographical location

This drawing is for guidance purposes only. This is to be read in conjunction with other ACO drawings and is subject to all ACO Polymer Products, Inc. guidance, liabilities and manufacturers warranties. For further information please contact our technical department, visit the StormBrixx website at <http://www.acostormbrixx.us/>, or email us at info@acousa.com



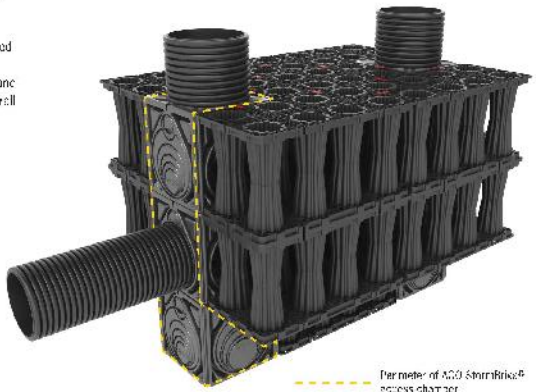
ACO StormBrixx® Access Chamber

The access chamber is designed to provide complete 3D access to enable inspection of all levels and areas of the system by either tracked or push rod CCTV inspection equipment. Where required, ACO StormBrixx® systems can be lifted using standard equipment.

When the ACO StormBrixx® access chamber has been configured to create a low flow drain down channel or a silt trap, the unit allows for the removal of silt and debris.

Cover and frame
18" diameter (450mm) solid durable iron cover and frame is available to complete the StormBrixx® access chamber installation. Cover is rated to 40 ton loads.

The modular accessible chamber is designed to be incorporated into any StormBrixx® extension/extension or infiltration system, and forms an integral part of the system's overall volume, ensuring no need for separate upstream manholes.



Cut unit at places for required pipe connection. Push up to 2.5" (63mm) of pipe into access chamber module.



If using more than one access chamber module in a stack, it will be necessary to remove bases from all modules except bottom base unit. Cut along the recessed cutting line provided and remove base.



Layer connectors should be incorporated before the next module is added to the access chamber stack.



Once the main access chamber has been constructed it will be necessary to add a 18" (450 mm) ID raising piece cut to length and placed over the top of the access chamber unit. Once its bases of the upper module(s) have been removed, simply stack units on top of each other ensuring the each module is clipped to the main structure using the StormBrixx® layer connectors.



www.ACOStormBrixx.us

<div> <div>SBD-1L-RA</div> <div>ACO</div> <div>DATE: 11/24/2015</div> <div>ISSUE: A</div> </div>	INFILTRATION - STORMBRIXX SINGLE LAYER WITH ACCESS UNITS AND OVERFLOW (HARDSCAPE)		ACO Polymer Products, Inc.		
	INSTALLATION DRAWING - ACO STORMBRIXX		<div> <div>825 W. Goodcraft St.</div> <div>Casa Grande, AZ 85122</div> <div>Tel: 520-421-5588</div> <div>Fax: 520-421-9959</div> </div>	<div> <div>847C Plunkett Drive</div> <div>Merion, OH 44060</div> <div>Tel: 440-638-7230</div> <div>Fax: 440-638-7235</div> </div>	<div> <div>4211 Pleasant Rd.</div> <div>Fort Mill, SC 29709</div> <div>Tel: 440-638-7230</div> <div>Fax: 203-502-1003</div> </div>
	Arizona Tel: 888-490-9652	e-mail: info@acousa.com	Ohio Tel: 800-543-4764	www.acousa.com	
				South Carolina Tel: 800-543-4764	

SHEET NO.

7

DETAIL SHEET

SANTAQUIN, UTAH

CORTLAND PARK

ATLAS ENGINEERING L.L.C.

PHONE: 801-655-0566

FAX: 801-655-0109

946 E. 800 N. SUITE A

SPANISH FORK, UT 84660

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Cortland Park, Santaquin, Utah

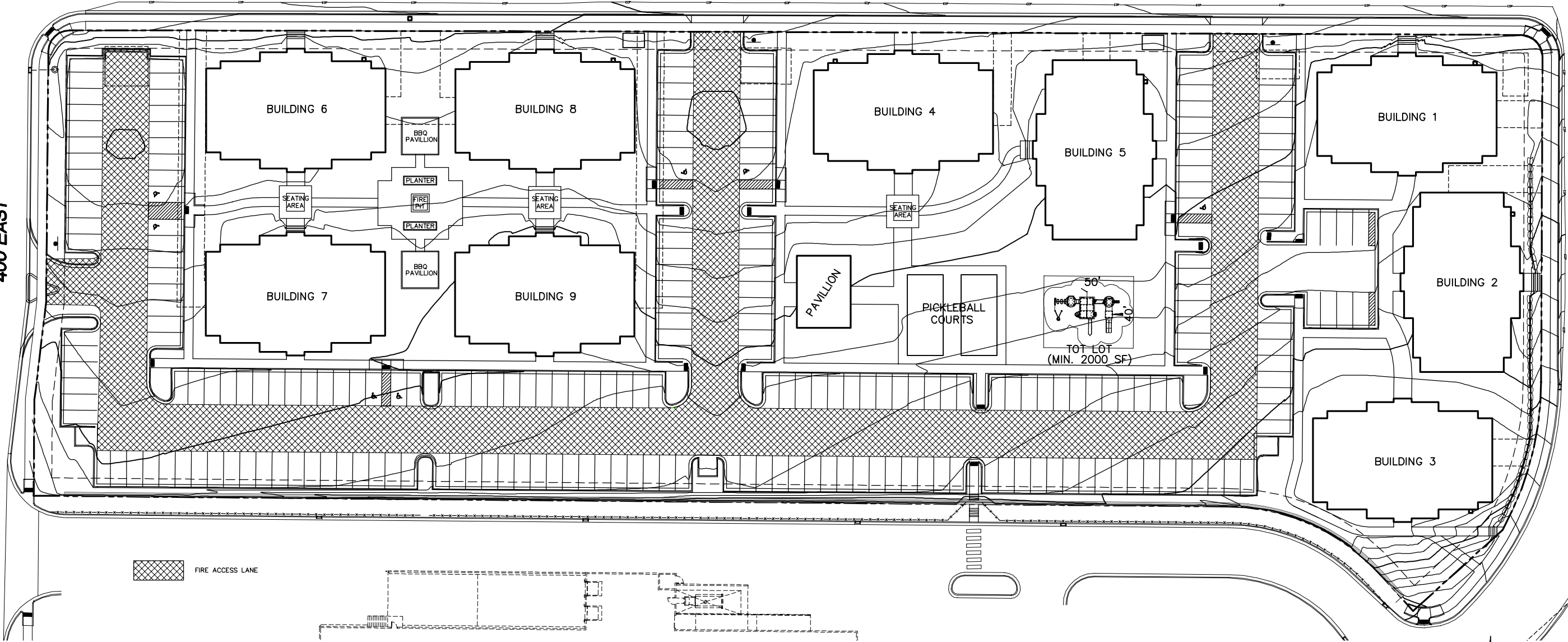
PRELIMINARY-DETAIL S.DWG

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400 EAST

200 NORTH



FIRE ACCESS LANE

0 15 30 60 90
SCALE 1" = 30'
(24"x36")
SCALE 1" = 60'
(11"x17")

CORTLAND PARK

ATLAS
ENGINEERING
L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

FIRE ACCESS/
OPEN SPACE PLAN

SANTAQUIN, UTAH

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SANTAQUIN, UTAH

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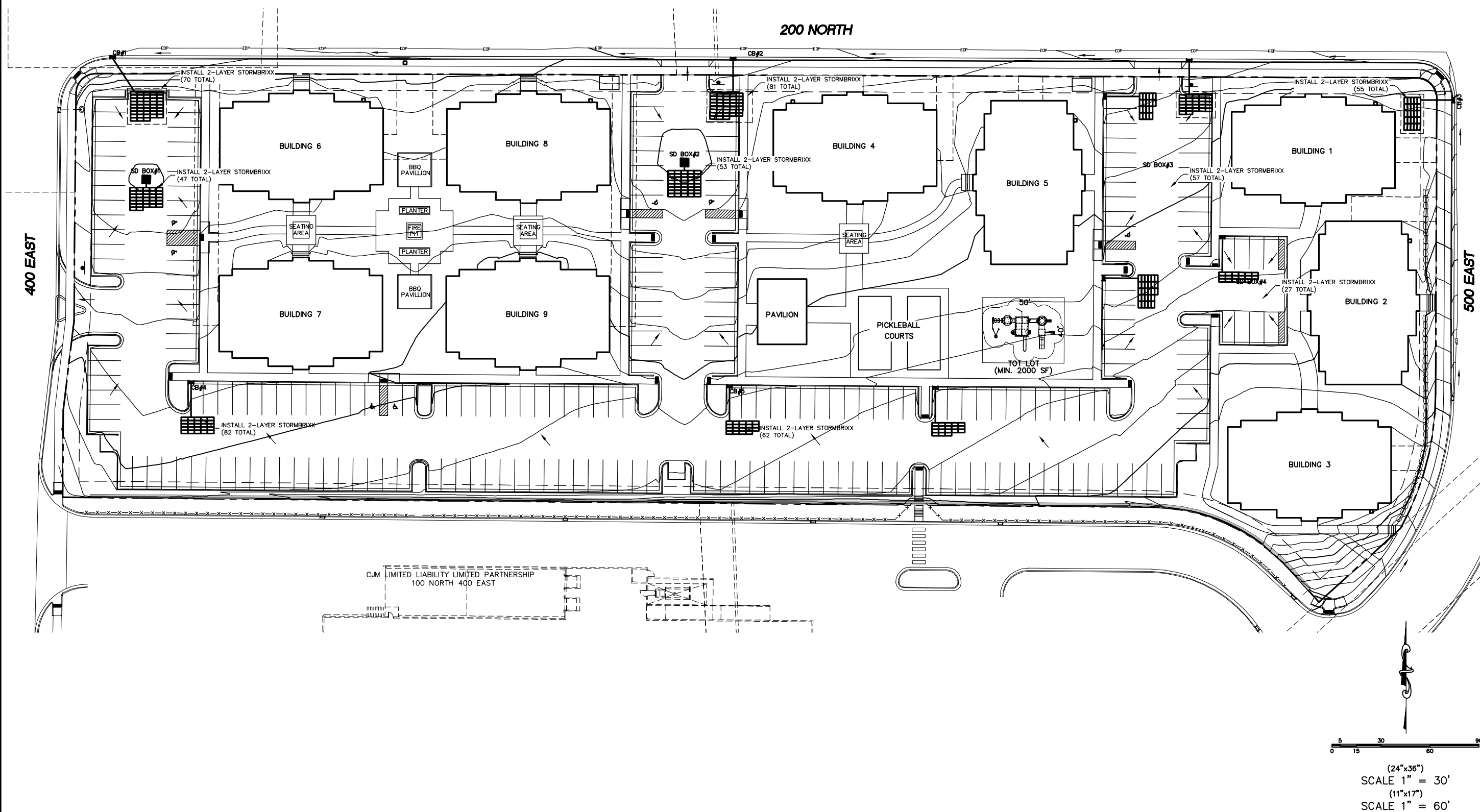
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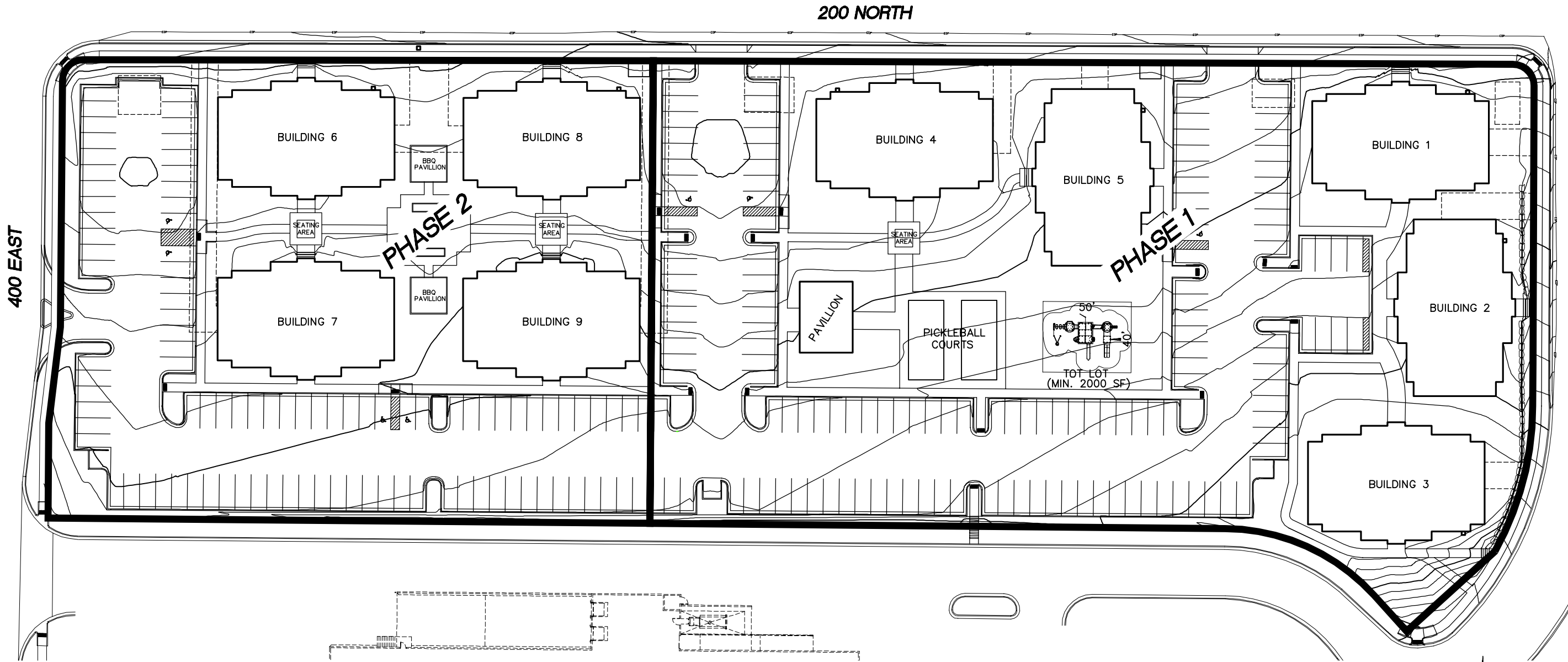
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SPANISH FORK, UT 846

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THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAUQUIN CITY CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAUQUIN CITY CODES, ORDINANCES AND STANDARDS.





400 EAST

200 NORTH

PHASE 2

PHASE 1

BUILDING 6

BUILDING 8

BUILDING 7

BUILDING 9

BBQ PAVILLION

BBQ PAVILLION

SEATING AREA

SEATING AREA

BUILDING 4

BUILDING 5

PAVILLION

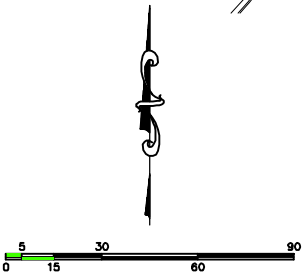
PICKLEBALL COURTS

TOT LOT
(MIN. 2000 SF)

BUILDING 1

BUILDING 2

BUILDING 3



(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

CORTLAND PARK

ATLAS
ENGINEERING
L.L.C.

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946 E 800 N SUITE A
SPANISH FORK, UT 84660

PHASING PLAN

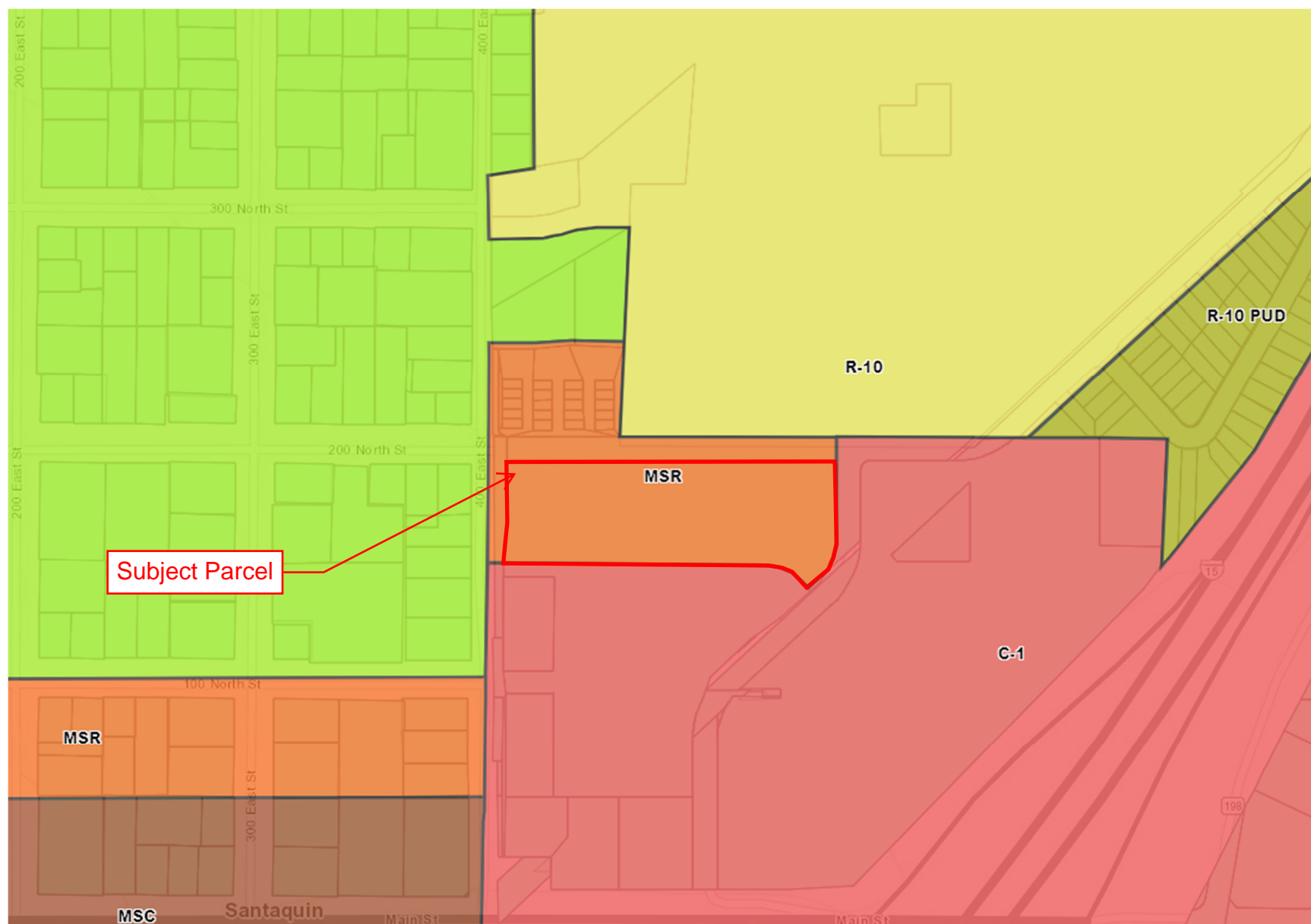
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SANTAQUIN, UTAH

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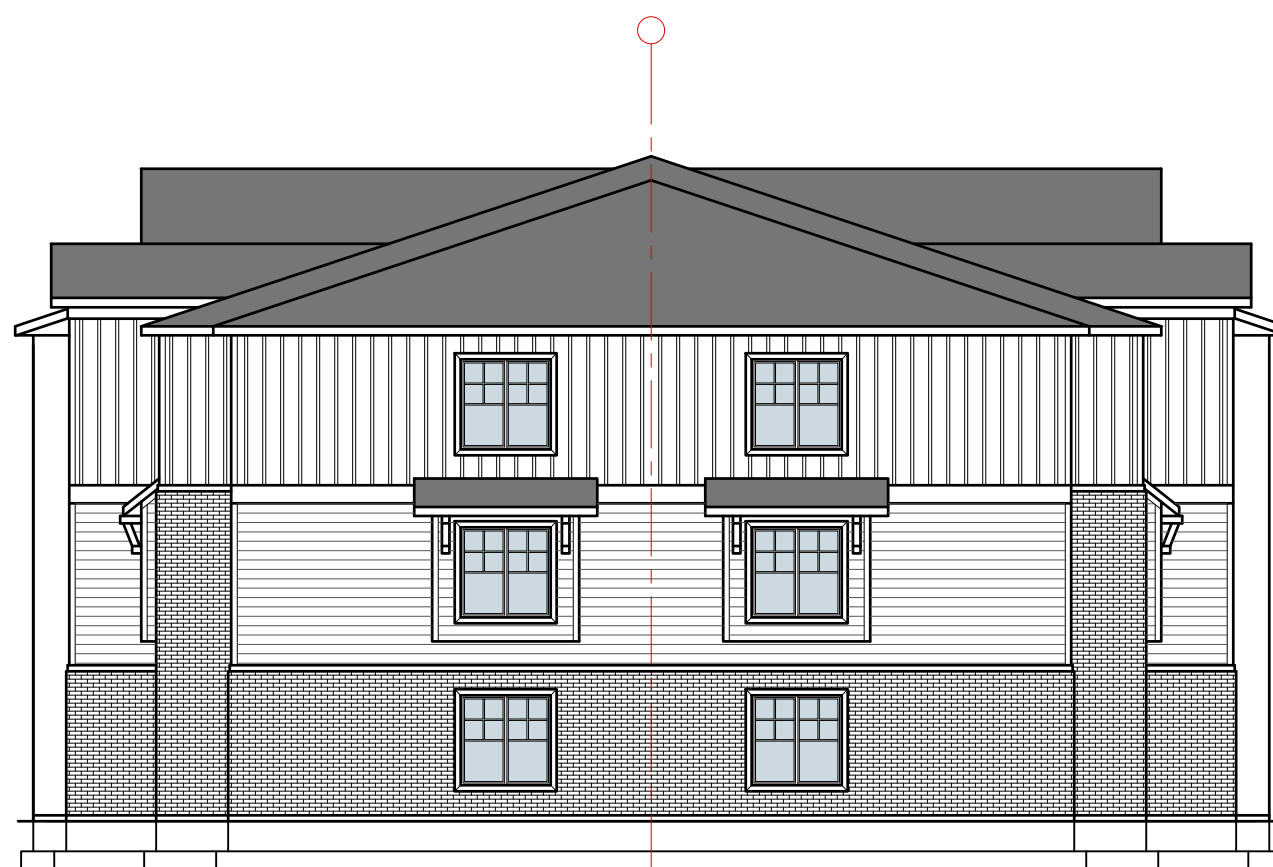
Attachment 2: Zoning Map



Attachment 3: Architectural Elevations



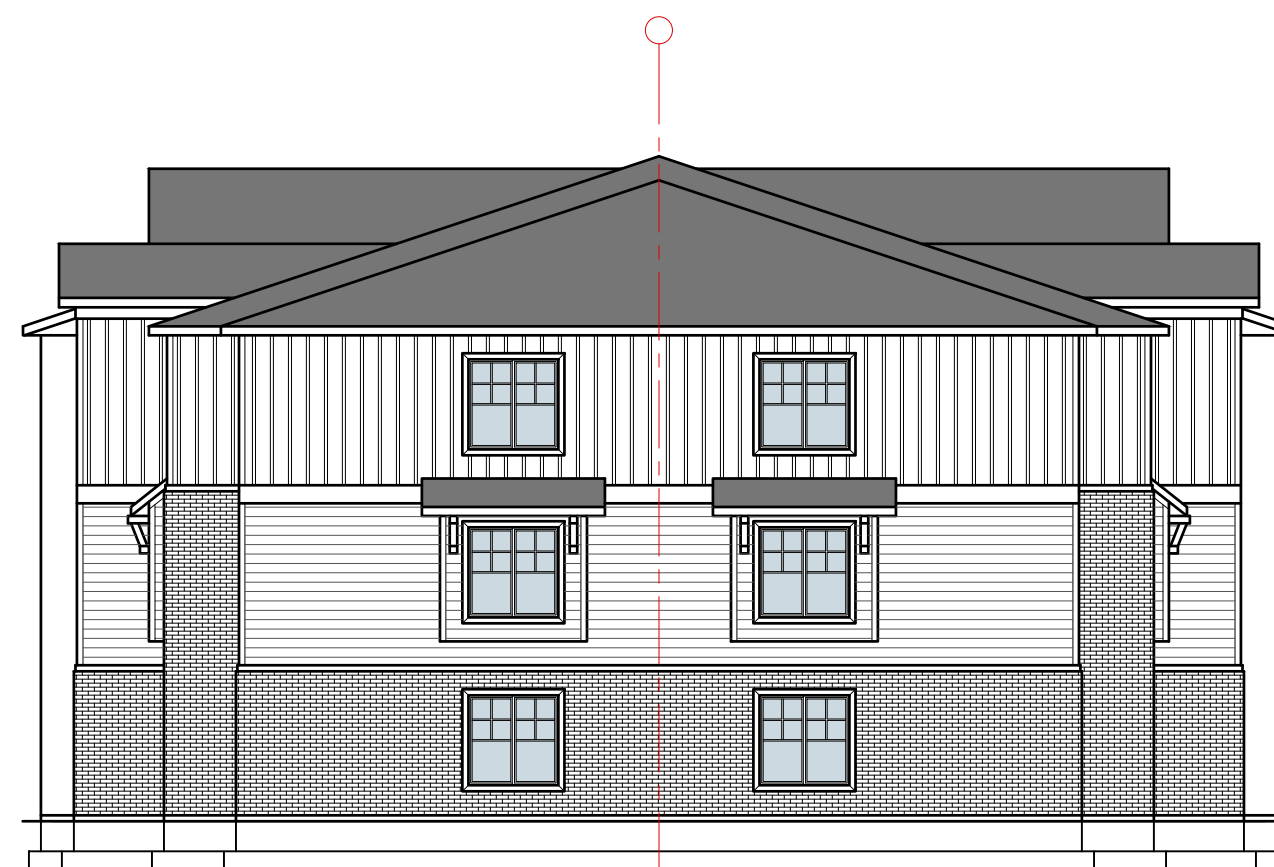
FRONT ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



New Residence For:
**Hive Homes
Building A**

Hive Homes
Approx. Address:

DATE: September 15, 2022
PARCEL #: 00:000:0000

ELEVATIONS

DRAWING TITLE:

24X36: 3/16" SCALE

11X17: 3/32" SCALE

**ARCHITECT
OF RECORD**

REVISIONS	
DATE	DESCRIPTION

SHEET

A.1



New Residence For:
**Hive Homes
Building A**

Hive Homes

Approx. Address:

DATE: September 15, 2022
PARCEL #: 00:000:000

FLOOR PLANS

DRAWING TITLE:

24X36: 3/16" SCALE
11X17: 3/32" SCALE

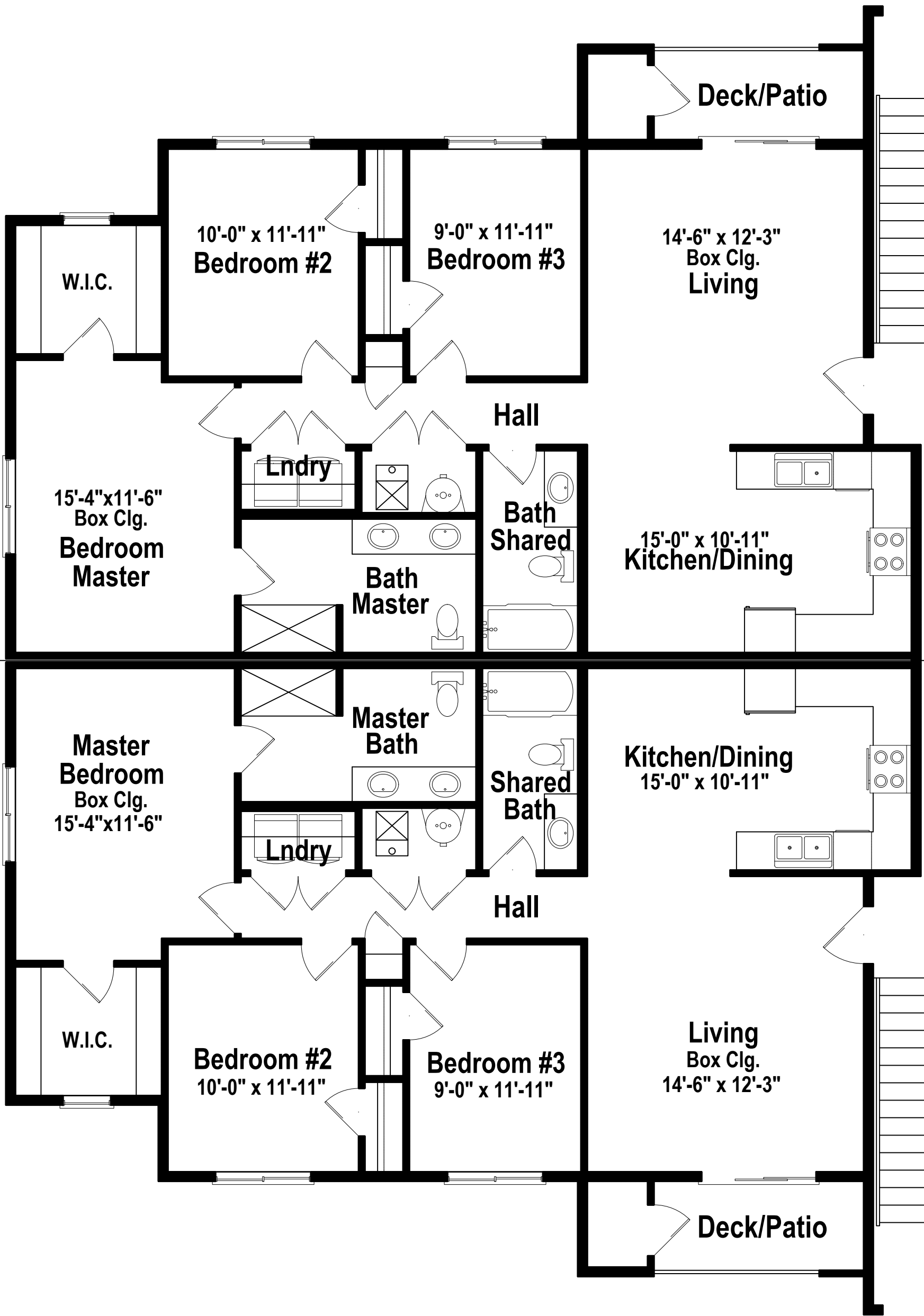
ARCHITECT
OF RECORD

REVISIONS	
DATE	DESCRIPTION

SHEET

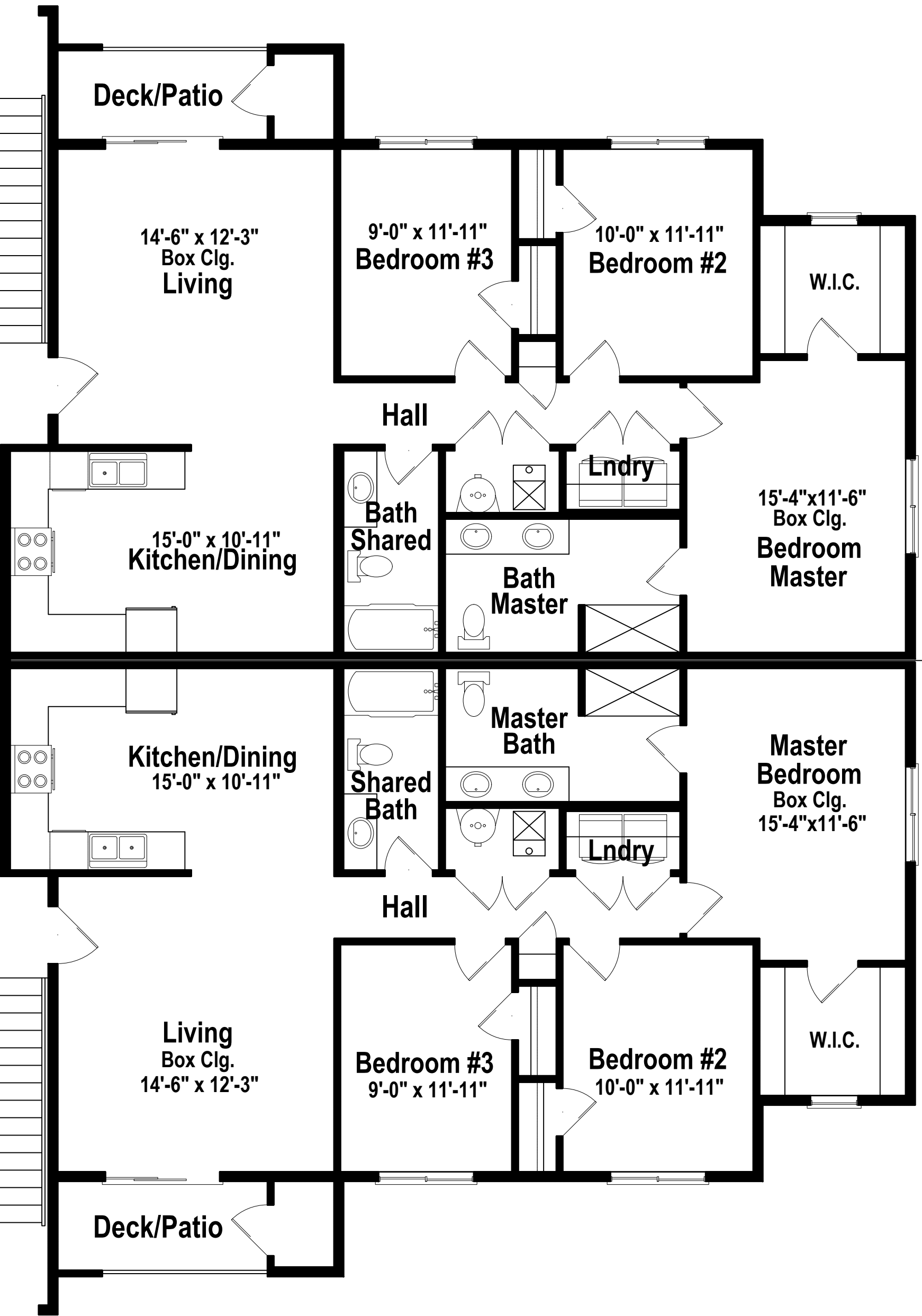
A.2

UNIT #TBD



UNIT #TBD

UNIT #TBD



UNIT #TBD

Attachment 4: Draft Landscaping Layout

REFERENCE NOTES SCHEDULE



SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
	1 LANDSCAPE DESCRIPTION SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR" KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM" PERENNIAL RYEGRASS, 13% "ACCENT" PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED LAWN. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	41,913 sf
	1 LANDSCAPE DESCRIPTION 1" MINUS WASATCH GREY CRUSHED ROCK OR APPROVED EQUAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1' AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS.	24,240 sf
	1 LANDSCAPE DESCRIPTION 2-4" SOUTH TOWN CRUSHED ROCK OR APPROVED EQUAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 6-8" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL LARGE ROCK AREAS. KEEP WEED BARRIER 1' AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS.	7,316 sf
	1 LANDSCAPE DESCRIPTION 6" CONCRETE MOW CURB	3,157 lf
	1 LANDSCAPE DESCRIPTION PLAYGROUND SURFACE, SOFT FALL ENGINEERED WOOD FIBER, INSTALL AS PER MANUFACTURERS SPECIFICATIONS.	181.2 cy

ISSUE DATE

9/14/2022

PROJECT NUMBER

UT19085

PROJECT INFORMATION

NO.

REVISION

DATE

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2		
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PROJECT INFORMATION

811

BLUE STAKES OF UTAH

UTILITY NOTIFICATION CENTER, INC.

1-800-662-4111

www.bluestakes.org

GRAPHIC SCALE: 1" = 20'

0'

10'

20'

40'

80'

DEVELOPER / PROPERTY OWNER / CLIENT

CANYON VISTA

JONATHAN REID

801-310-7096

ATLAS ENGINEERING

95 WEST 200 NORTH #2

SPANISH FORK, UT

801-655-0566

LANDSCAPE ARCHITECT / PLANNER

DESIGN GROUP

Landscape Architecture • Planning & Visualization

3450 N. TRIUMPH BLVD. SUITE 102

LEHI, UTAH 84043 (801) 753-5644

www.pkjdesigngroup.com

LICENSE STAMP

DRAWING INFO

PM: JTA

DRAWN: ACP

CHECKED: JMA

PLOT DATE: 9/14/2022

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-101