



Development Review Committee

1020 East Pioneer Road
Draper, UT 84020

STAFF REPORT

June 3, 2021

To: Jennifer Jastremsky, Zoning Administrator

Approved _____ Date _____

From: Maryann Pickering, AICP, Planner III
801-576-6391, maryann.pickering@draperutah.gov

Re: Academy Office Park Parking Lot – Site Plan Amendment Request

Application No.: SPR-039-2021
Applicant: Troy Dana, representing Dumar, LLC
Project Location: Approximately 339 W. 13490 S.
Current Zoning: CSD-DPMU (Draper Point Mixed Use Commercial Special District)
Acreage: Approximately 6.96 acres (approximately 303,177 square feet)
Request: Request for approval of a Site Plan Amendment in the CSD-DPMU zone to construct a new parking lot.

SUMMARY AND BACKGROUND

This application is a request for approval of a Site Plan Amendment for approximately 6.96 acres located at approximately 339 W. 13490 S. (Exhibit B). The property is currently zoned CSD-DPMU. The applicant is requesting that a Site Plan Amendment be approved to allow for the construction of a parking lot for the existing office building. The parking lot will be built on currently vacant land.

The property obtained a rezone on May 26, 2015. A site plan for the proposed Lot 1 was approved by the Planning Commission on July 9, 2015. The site obtained a Minor Subdivision approval on July 20, 2015 by the Zoning Administrator. A lot line adjustment to reconfigure the lots was approved by the Zoning Administrator in December 2020.



ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Commercial Special District land use designation for the subject property (Exhibit C). This category is characterized as follows:

Commercial Special District

LAND USE DESCRIPTION	
CHARACTERISTICS	<ul style="list-style-type: none"> • Include a wide range of commercial uses that are destination oriented and draw from a regional customer base • Compatible, master planned mix of day and evening uses consisting of office, light manufacturing, retail, residential, recreation and open space components • Limited traffic access points • Development is intended to consist of well designed, architecturally integrated structures which are appropriately landscaped and buffered from surrounding land uses • Uniform design standards and aesthetics • Access to individual properties should be provided only from frontage roads or major arterials • Common off-street traffic circulation and parking areas
LAND USE MIX	<ul style="list-style-type: none"> • Large-scale master-planned commercial centers • Big box centers • Corporate headquarters • Multi-story upscale office buildings • Multi-story upscale residential buildings
COMPATIBLE ZONING	<ul style="list-style-type: none"> • Adopted Commercial Special District zone • Adopted Major Freeway Arterial Frontage Road zone
LOCATION	<ul style="list-style-type: none"> • Strategically placed along high-traffic corridors with convenient points of traffic access to and from residential areas • Excellent transportation access to major highways • High visibility from the I-15 corridor • Proximity to both Salt Lake and Utah Counties • Provide adequate buffers in the form of setbacks, open space, low impact industrial uses, barriers, etc. adjacent to existing residential areas • Major streets serving these areas should accommodate truck traffic

The property has been assigned the CSD-DPMU zone (Exhibit D). Draper City Municipal Code (DCMC) Section 9-8-020(H)(5) states: *“The purpose of each CSD zone is to permit a compatible, master planned mix of day and evening uses consisting of office, light manufacturing, retail, residential, recreation and open space components. Although development size and use mix will vary from location to location, each development is*



intended to consist of well designed, architecturally integrated structures which are appropriately landscaped and buffered from surrounding land uses.”

The site is surrounded by the CSD-DPMU zone on the north, east and west. Across Bangerter Highway is the CSD-IOP (Irvine Office Park Commercial Special District) zone.

Site Plan Layout. The proposed parking lot is located north of the existing building and parking lot on site (Exhibit E). The area proposed to be built as the parking lot is currently vacant. Access to the new parking area will be through the existing drive aisle onto 13490 South. No new curb cuts or access points are proposed. Internal access will be from the existing parking lot to the south. The proposed lot will provide an extra 180 parking stalls for the existing office building. The existing parking area has 286 parking stalls and with the additional 180 proposed as part of this project, the total number of stalls will be 466. This number is within the range allowed for the CSD-DPMU. Office buildings are permitted a range of 3.5 to 6 stalls for every 1,000 square feet of building. The existing building is 128,560 square feet and the proposed range, with the parking lot addition, is 3.62 per 1,000 square feet of building.

Landscaping. The landscape plat shows the required amount of landscaping for the new parking lot area. The trees proposed have the minimum required caliper and the overall percentage of 20% landscape meets the minimum for the office park. The parking is screened by landscaping when possible per the code. A copy of the proposed landscape plan can be found in Exhibit E.

Criteria For Approval. The criteria for review and potential approval of a Site Plan Amendment request is found in Sections 9-5-060(E) and (H) of the Draper City Municipal Code. This section depicts the standard of review for such requests as:

Site Plan Amendment 9-5-090 (E) and (H)

- E. Standards For Approval: The following standards shall apply to the approval of a site plan:
 - 1. The entire site shall be developed at one time unless a phased development plan is approved.
 - 2. A site plan shall conform to applicable standards set forth in this title, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
 - 3. The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.
 - 4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.

5. The proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of this code, including traffic, storm water drainage, and utilities concerns.
- H. Amendments: Except as may be provided for in this section, no element of an approved site plan shall be changed or modified without first obtaining approval of an amended site plan as follows:
1. Alteration or expansion of an approved site plan may be permitted by the Zoning Administrator upon making the following findings:
 - a. The proposed use is consistent with uses permitted on the site;
 - b. Existing uses were permitted when the site plan was approved, or have received a conditional use permit;
 - c. The proposed use and site will conform to applicable requirements of this Code;
 - d. The proposed expansion meets the approval standards of subsection E of this section;
 - e. The site can accommodate any change in the number of people on the site or any change in impact on surrounding infrastructure; and
 2. If the Zoning Administrator cannot make the findings required in this subsection H, the amended site plan may only be approved by the Planning Commission. The Planning Commission may only approve an amended site plan after a public hearing that complies with all requirements of this code, including section 9-5-045.
 3. If the Zoning Administrator can make all findings required in this subsection H the Zoning Administrator may approve the proposed amendment without a public hearing and without notice.
 4. Properties that do not conform to the standards found within this code may be required to come into compliance, subject to the standards in 9-6-040, 9-6-050, 9-6-060, and 9-6-070 of this title.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Site Plan Amendment submission. Comments from this division, if any, can be found in Exhibit A.

Building Division Review. The Draper City Building Division has completed their review of the Site Plan Amendment submission. Comments from this division, if any, can be found in Exhibit A.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the Site Plan Amendment submission. Comments from these divisions, if any, can be found in Exhibit A.

Fire Division Review. The Draper City Fire Marshal has completed his review of the Site Plan Amendment submission. Comments, if any, can be found in Exhibit A.

STAFF RECOMMENDATION

Staff finds that the application complies with the DCMC and recommends that the Zoning Administrator review the request, and approve the application based on the findings listed below and the criteria for approval, as listed within the staff report.

If the Zoning Administrator decides to approve the request, staff recommends they include the following conditions of approval:

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. Failure to obtain a land disturbance permit within one year of approval of any site plan shall void the prior site plan approval. Prior to the expiration of the one-year period, an applicant may submit a written request with the community development department for a site plan extension of up to six (6) months. Approval of this extension may only be granted by the Zoning Administrator or Planning Commission, whichever is the approval authority outlined in this section, provided the applicant can meet the requirements for extension under Section 9-5-030 and demonstrate substantial action toward obtaining a land disturbance permit.

The findings for approval as are follows:

1. The entire site was developed at one time and the applicant is proposing to make modifications.
2. The site plan conforms to applicable standards set forth in this title, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
3. The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.
4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.
5. The proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of this code, including traffic, storm water drainage, and utilities concerns.

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

We, the undersigned, as duly appointed members of the Draper City Development Review Committee, do acknowledge that the application which provides the subject for this staff report has been reviewed by the Committee and has been found to be appropriate for review by the Draper City Planning Commission and/or City Council.

Draper City Public Works Department

Draper City Planning Division

Draper City Fire Department

Draper City Legal Counsel

Draper City Building Division



EXHIBIT A
DEPARTMENT REVIEWS

REVIEWS ARE NOT MEANT TO BE AN ALL INCLUSIVE LIST OF POSSIBLE COMMENTS OR CONDITIONS.

Planning Division Review.

No additional comments.

Building Division Review.

No additional comments.

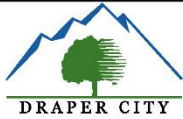
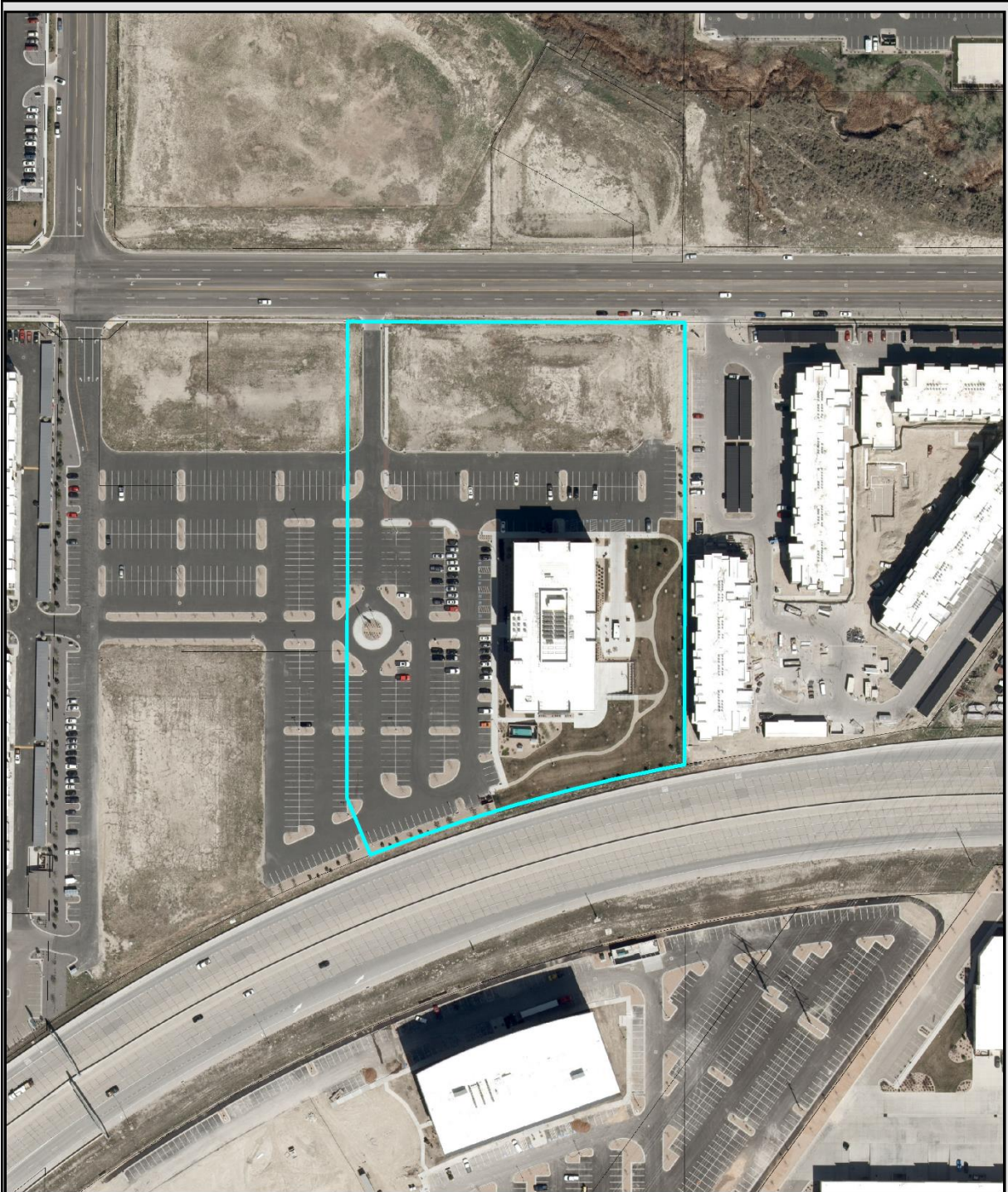
Engineering and Public Works Divisions Review.

No additional comments.

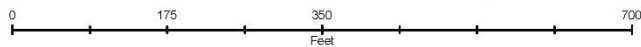
Fire Division Review.

No additional comments.

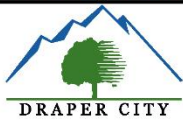
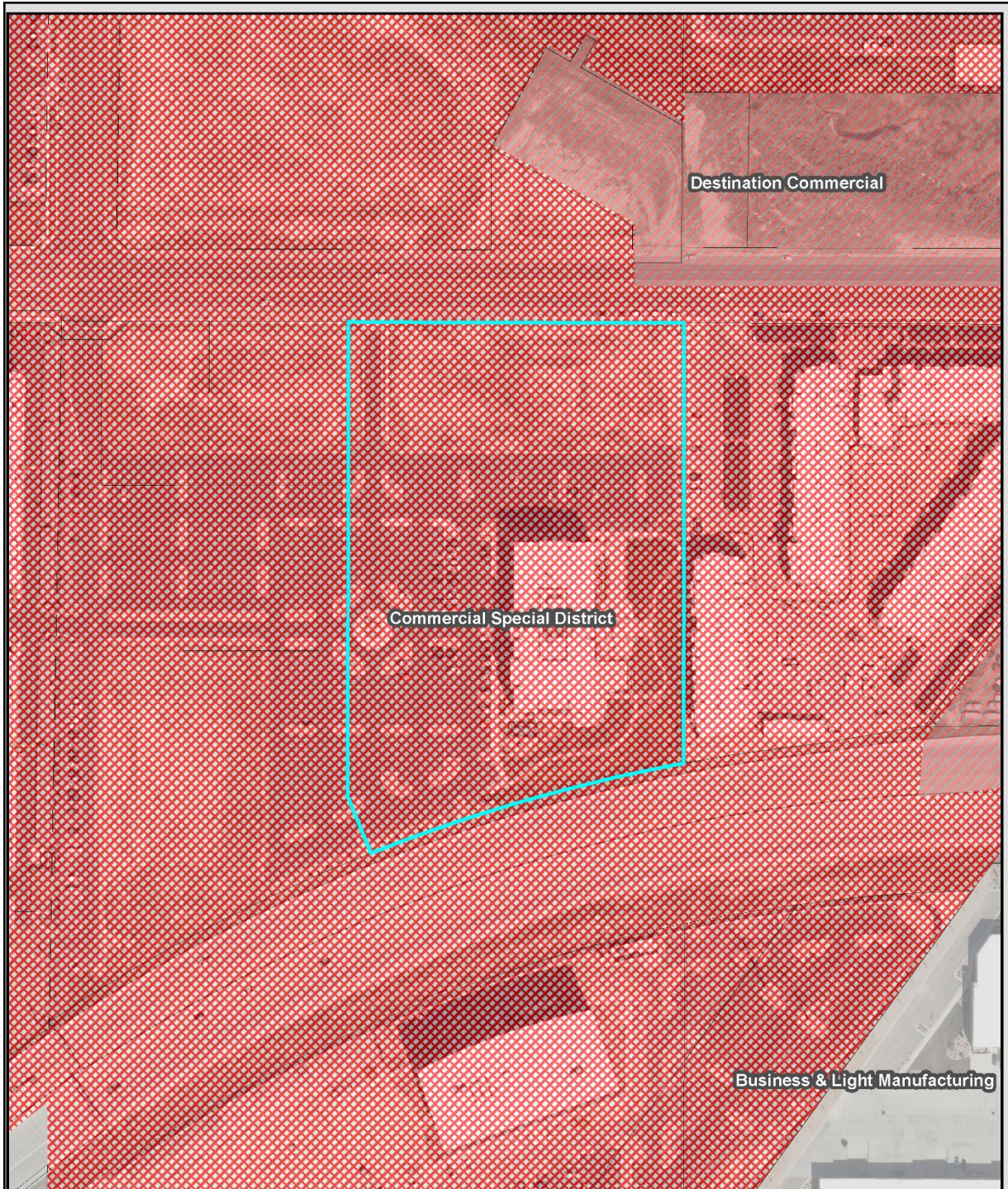
**EXHIBIT B
AERIAL MAP**



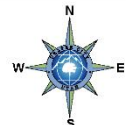
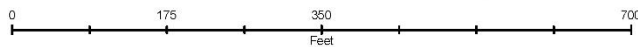
**Academy Office Park Parking Lot
Site Plan Amendment Request**



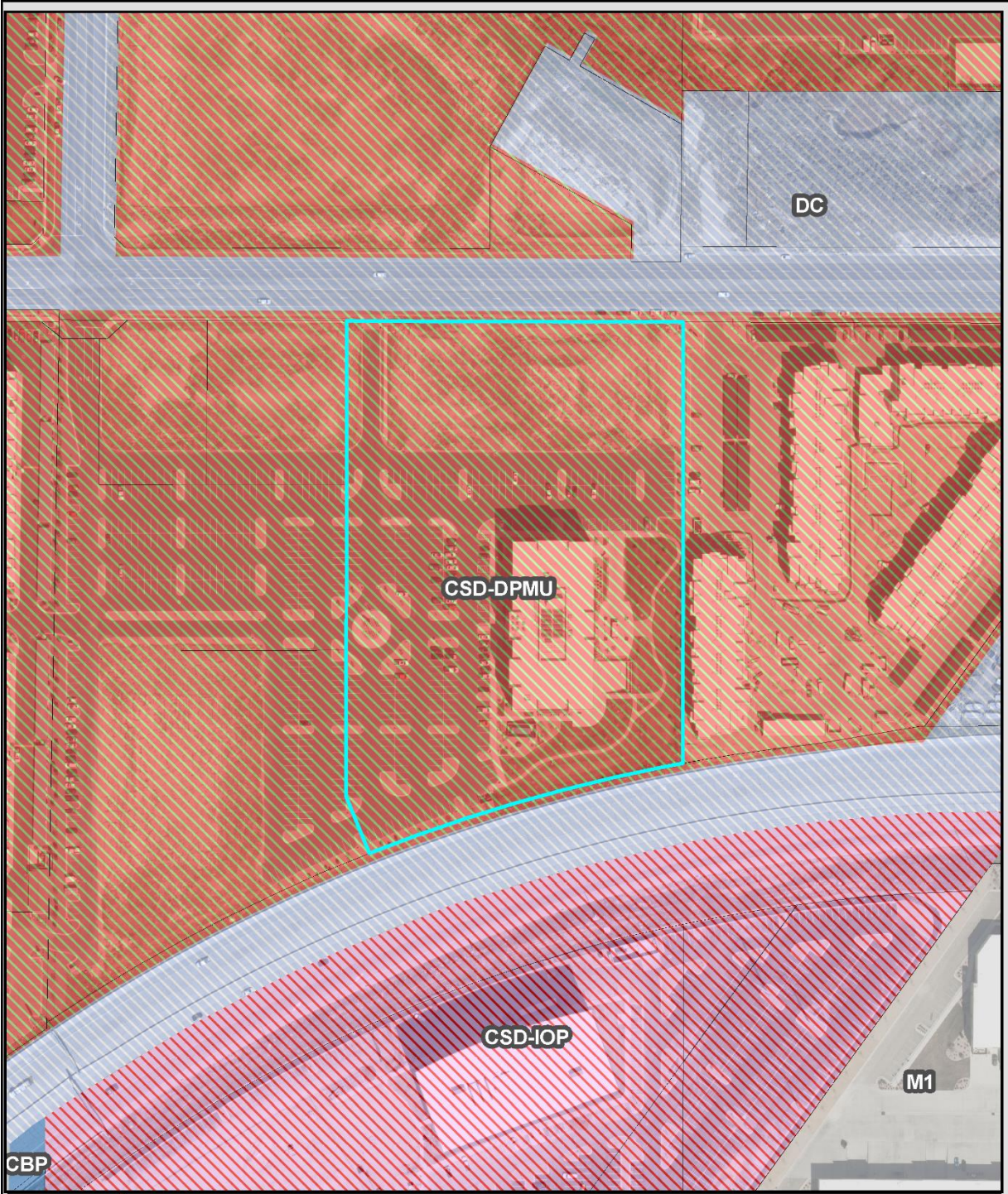
**EXHIBIT C
LAND USE MAP**



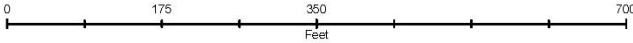
**Academy Office Park Parking Lot
Site Plan Amendment Request**



**EXHIBIT D
ZONING MAP**



**Academy Office Park Parking Lot
Site Plan Amendment Request**



**EXHIBIT E
PROPOSED PLANS**

811
Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

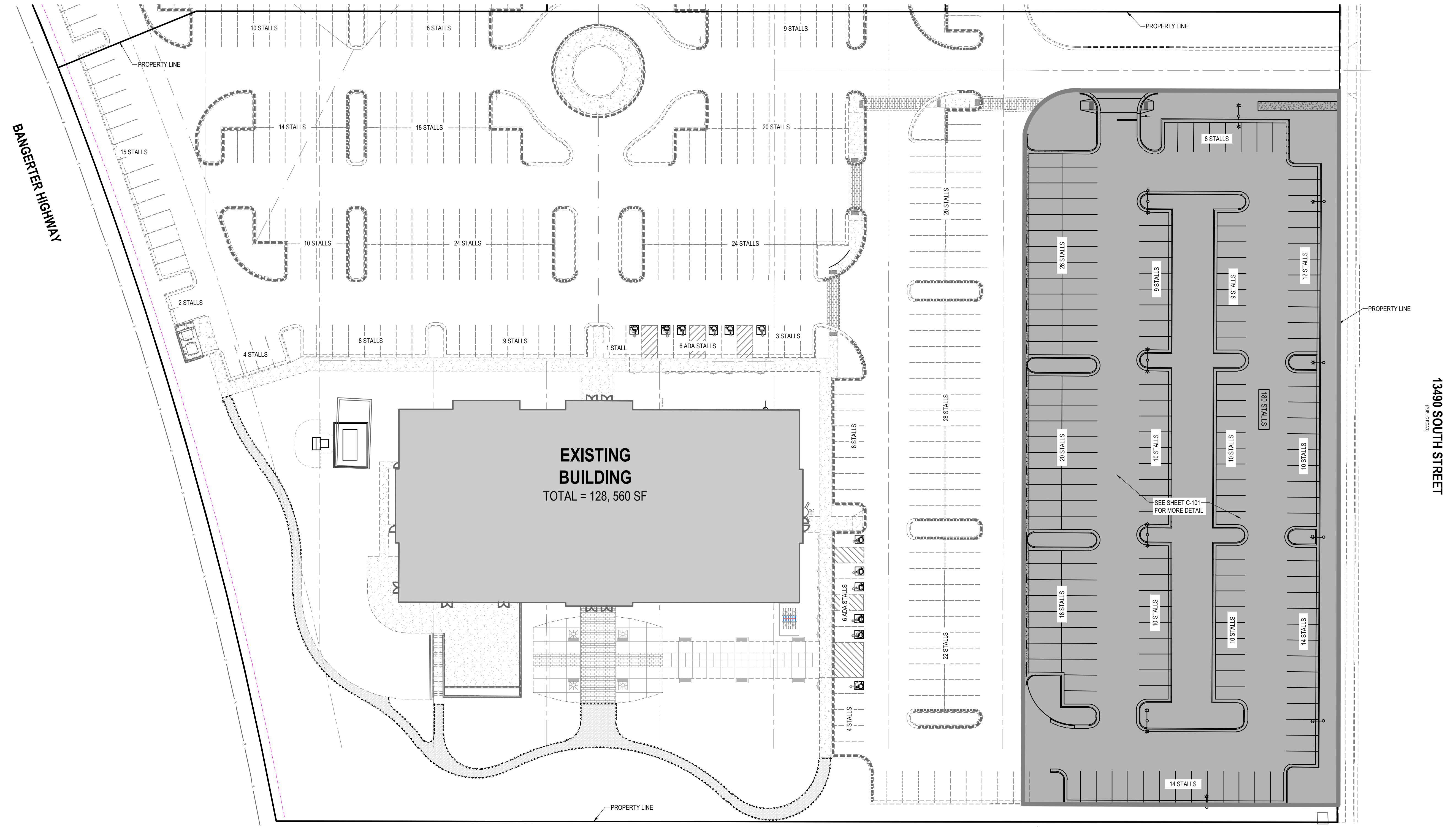
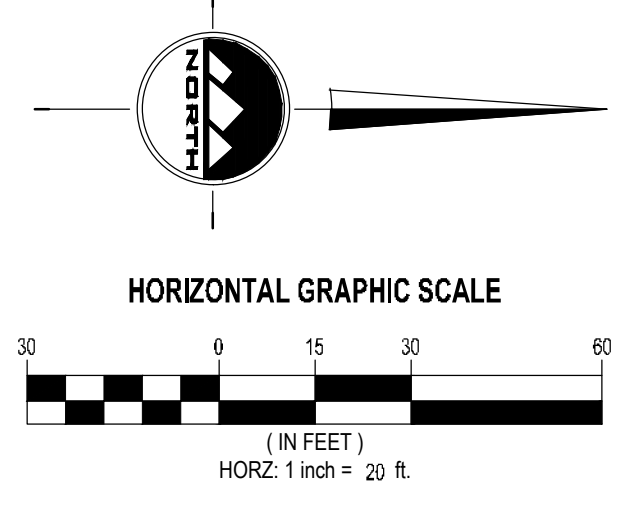
BENCHMARK

WITNESS CORNER FOR THE
NORTHEAST CORNER
SECTION 1, TOWNSHIP 4 SOUTH,
RANGE 1 WEST SALT LAKE
BASE AND MERIDIAN
ELEVATION = 4431.73

PARKING SPOTS	PROVIDED	EXISTING	TOTAL
STANDARD PARKING SPOTS	180	274	454
ADA ACCESSIBLE SPOTS	0	12	12
TOTAL PARKING SPOTS	180	286	466

NOTE: TOTAL SF OF BUILDING IS 128,560.
TOTAL PARKING = 466
3.62 SPACES PER 1000 SF

- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
 - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.



ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
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LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
ACADEMY COMMERCIAL
339 WEST 13490 SOUTH
DRAPER, UTAH 84020

CONTACT:
TROY DANA
PHONE: (801) 565-7048

**ACADEMY OFFICE PARK
PARKING LOT EXPANSION**
339 WEST 13490 SOUTH
DRAPER CITY, UTAH

REGISTERED PROFESSIONAL ENGINEER
L. CLARKE MCFARLANE
163419-2202
05/25/2021
STATE OF UTAH

CD - PERMIT SET

NO. DATE REVIEWER
10 FOR REVIEW
9

**EXPANDED
SITE PLAN**

PROJECT NUMBER: 6488F PRINT DATE: 5/25/21
DRAWN BY: B. ABEL CHECKED BY: C. MCFARLANE
PROJECT MANAGER: J. FORD

EXHIBIT F
LANDSCAPE PLAN

811
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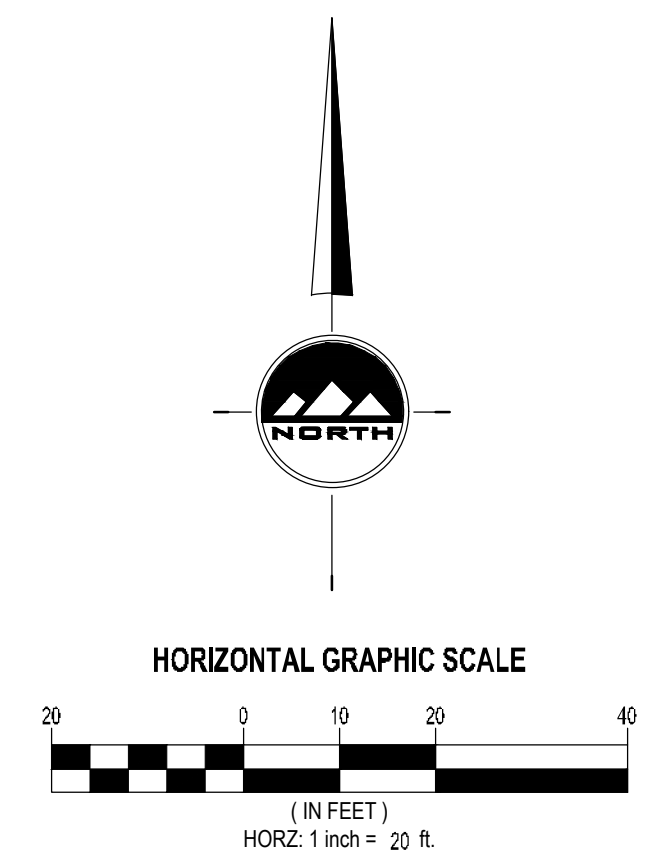
Landscape
Trees

Qty	Symbol	Common Name	Botanical Name	Plant Size
23		Redbud, Eastern	Cercis canadensis	2" CAL.
12		Spring Snow Crabapple	Malus 'Spring Snow'	2" CAL.

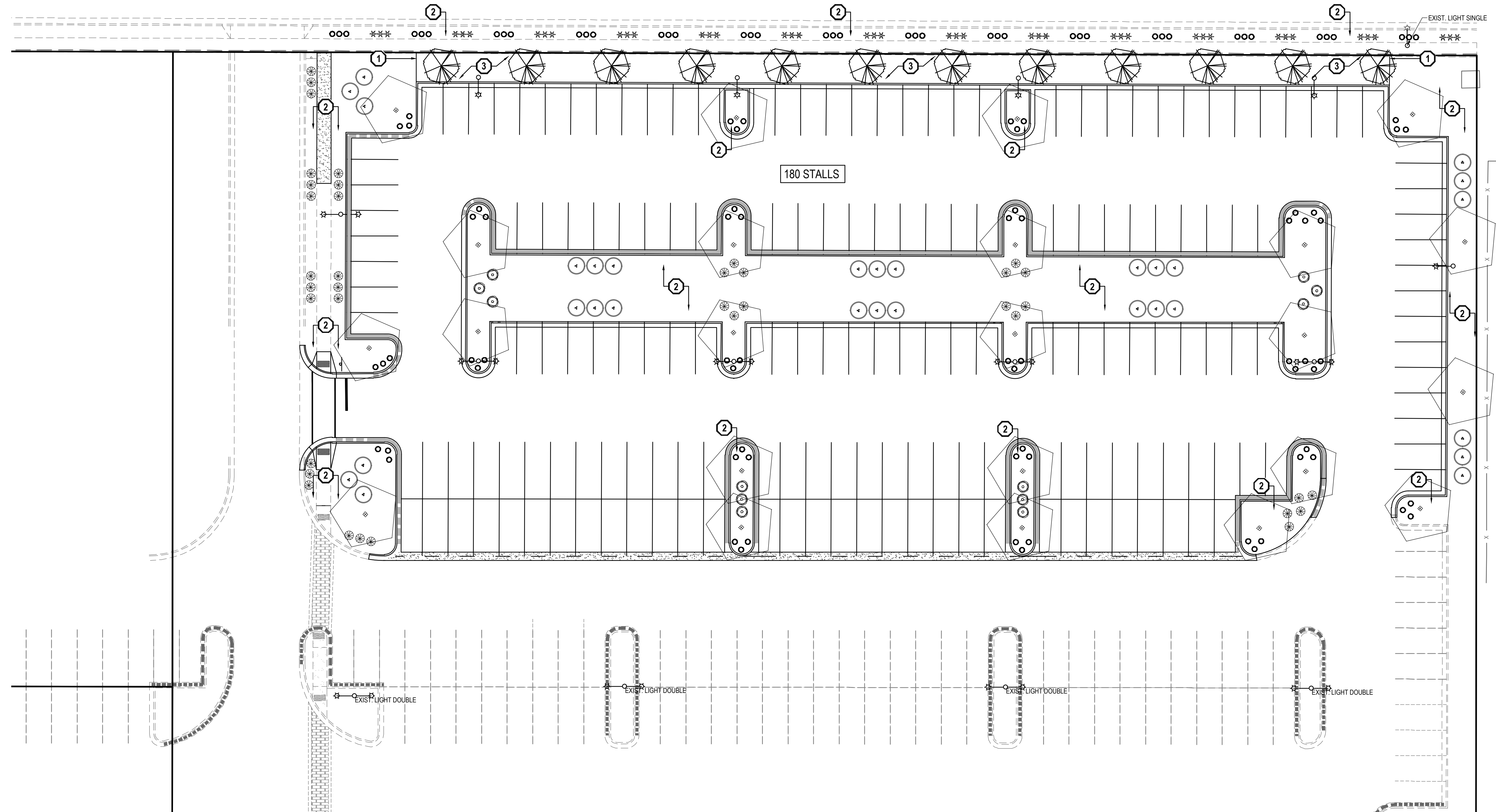
Shrubs

Qty	Symbol	Common Name	Botanical Name	Plant Size
30		Dwarf Burning Bush	Euonymus alatus 'Compacta'	5 Gallon
109		Blue Oat Grass	Helictotrichon sempervirens	1 Gallon
38		Feather Reed Grass 'Karl Foerster'	Calamagrostis acutiflora 'Karl Foerster'	1 Gallon
12		Stowmound Dwarf Mugo Pine	Pinus mugo mugin 'Stowmound'	5 Gallon
42		Daylily	Hemerocallis	1 Gallon

- 1 Install 4" metal edging
- 2 Install 4" deep, 2'-3" dia. Nephi Rock & Gravel color 'Southtown' or equiv. decorative rock over weed barrier, typ.
- 3 Install sod



13490 SOUTH STREET
 (PUBLIC ROAD)



ENSIGN
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 TROY DANA
 PHONE: (801) 565-7048

ACADEMY OFFICE PARK
PARKING LOT EXPANSION
 339 WEST 13490 SOUTH
 DRAPER CITY, UTAH

CD - PERMIT SET

NO.	DATE	REVISION	BY
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LANDSCAPE PLAN

PROJECT NUMBER 6488F	PRINT DATE 5/25/21
DRAWN BY B. ABEL	CHECKED BY C. MCFARLANE
PROJECT MANAGER J. FORD	



CALL BLUESTAKES
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CONSTRUCTION.

BENCHMARK

WITNESS CORNER FOR THE
NORTHEAST CORNER
SECTION 1, TOWNSHIP 4 SOUTH,
RANGE 1 WEST SALT LAKE
BASE AND MERIDIAN
ELEVATION = 4431.73

Irrigation

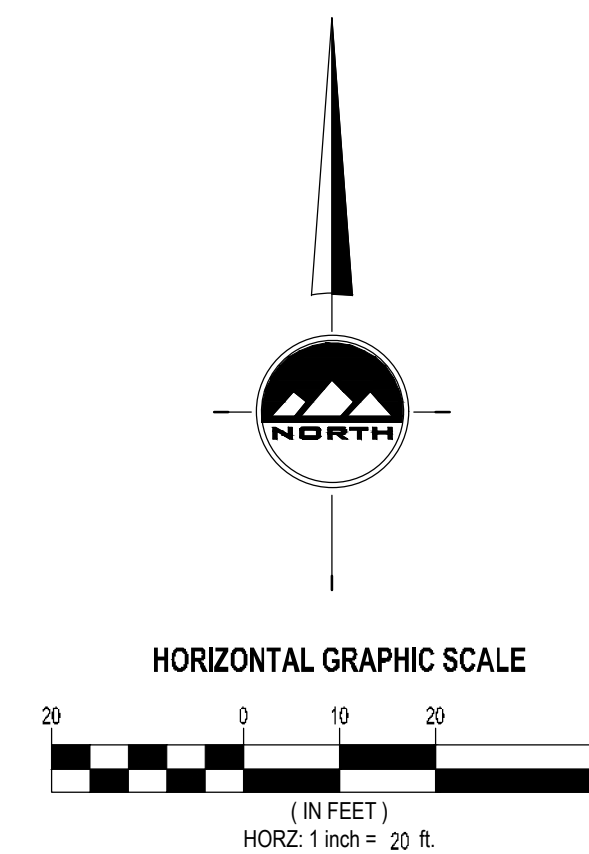
Qty	Symbol	Description
3		Rain Bird 200-PGA Globe
5		Rain Bird XCZ-100 COM
		Main Line - Match existing mainline size
		Pipe Sleeve - 2x Pipe Diameter
		Rain Bird XBS Black Stripe Tubing with Rain Bird XB-10 Emitters*

*Install 2 emitters per shrub, 4 emitters per tree

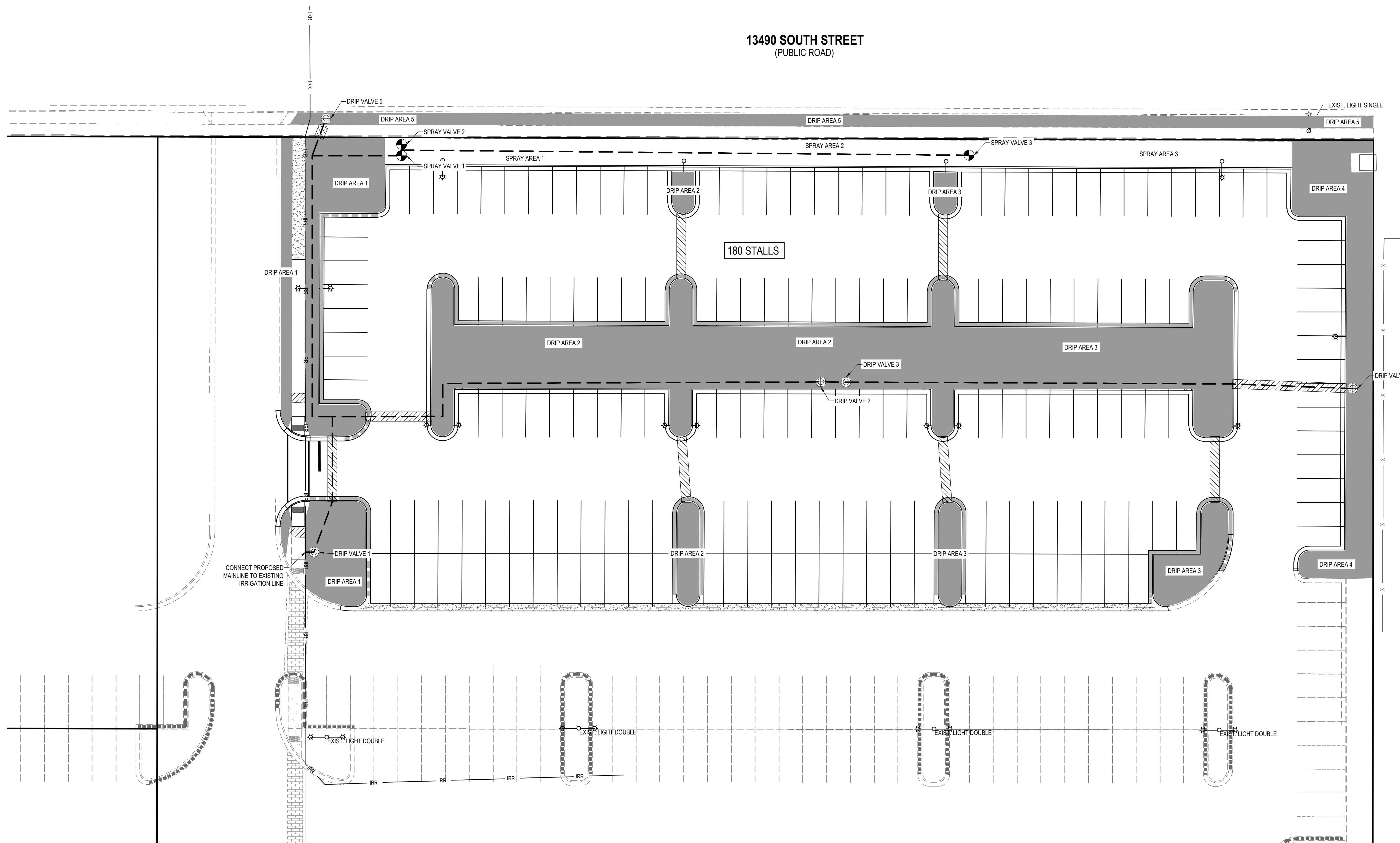
**** NOTES ****

THIS IRRIGATION SYSTEM WAS DESIGNED AT AND 60 (WORKING) PSI AT THE POINT OF CONNECTION. IF THESE MINIMUM REQUIREMENTS CAN NOT BE MET, PLEASE CONTACT THE DESIGNER. **THIS PLAN WAS DRAWN FOR GRAPHIC CLARITY ONLY.** PLEASE PLACE ALL MAINLINE AND LATERAL LINES IN ADJACENT LANDSCAPE AREAS. SOME FIELD MODIFICATIONS MAY BE NEEDED TO AVOID ON SITE OBSTRUCTIONS.

COORDINATE IRRIGATION CONTROLLER WITH OWNERS'S FACILITY OPERATION DEPARTMENT.



13490 SOUTH STREET
(PUBLIC ROAD)



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CONTACT:
TROY DANA
PHONE: (801) 565-7048

**ACADEMY OFFICE PARK
PARKING LOT EXPANSION**
339 WEST 13490 SOUTH
DRAPER CITY, UTAH

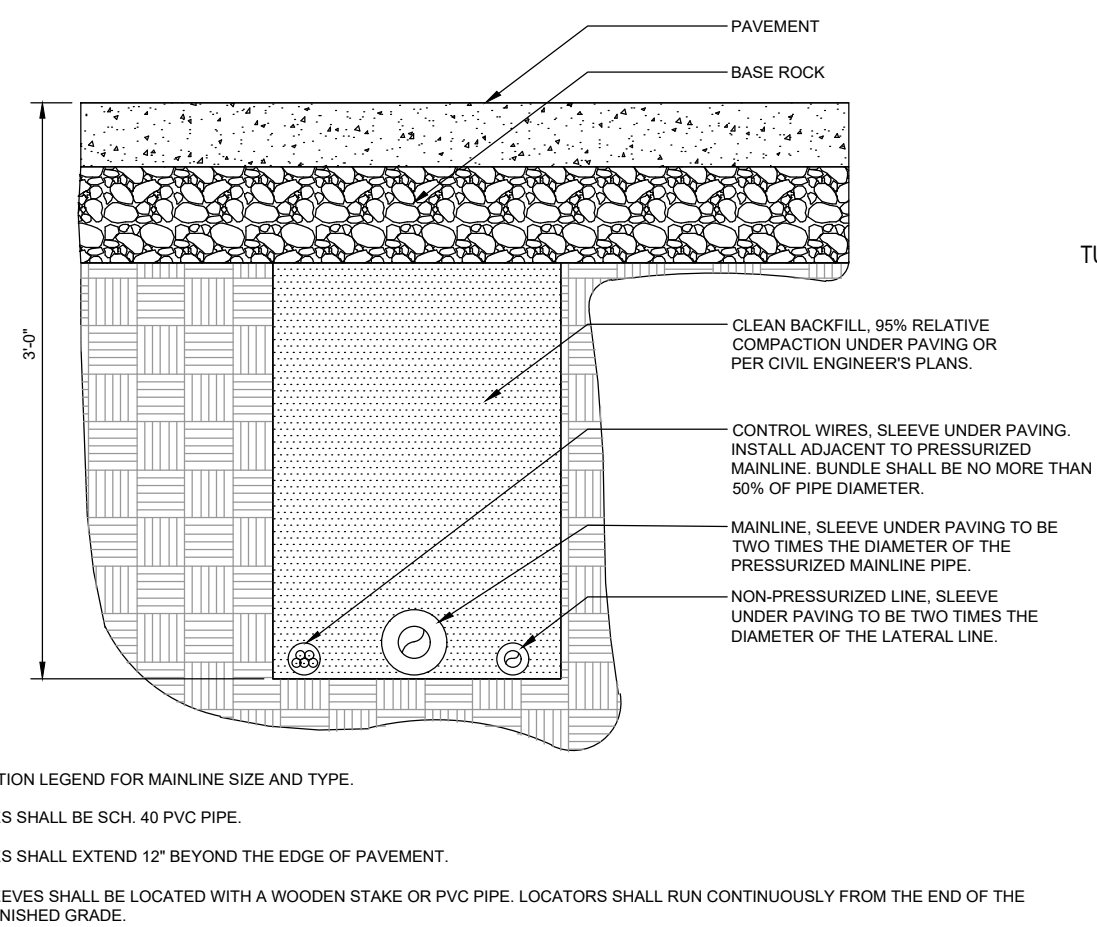
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IRRIGATION PLAN

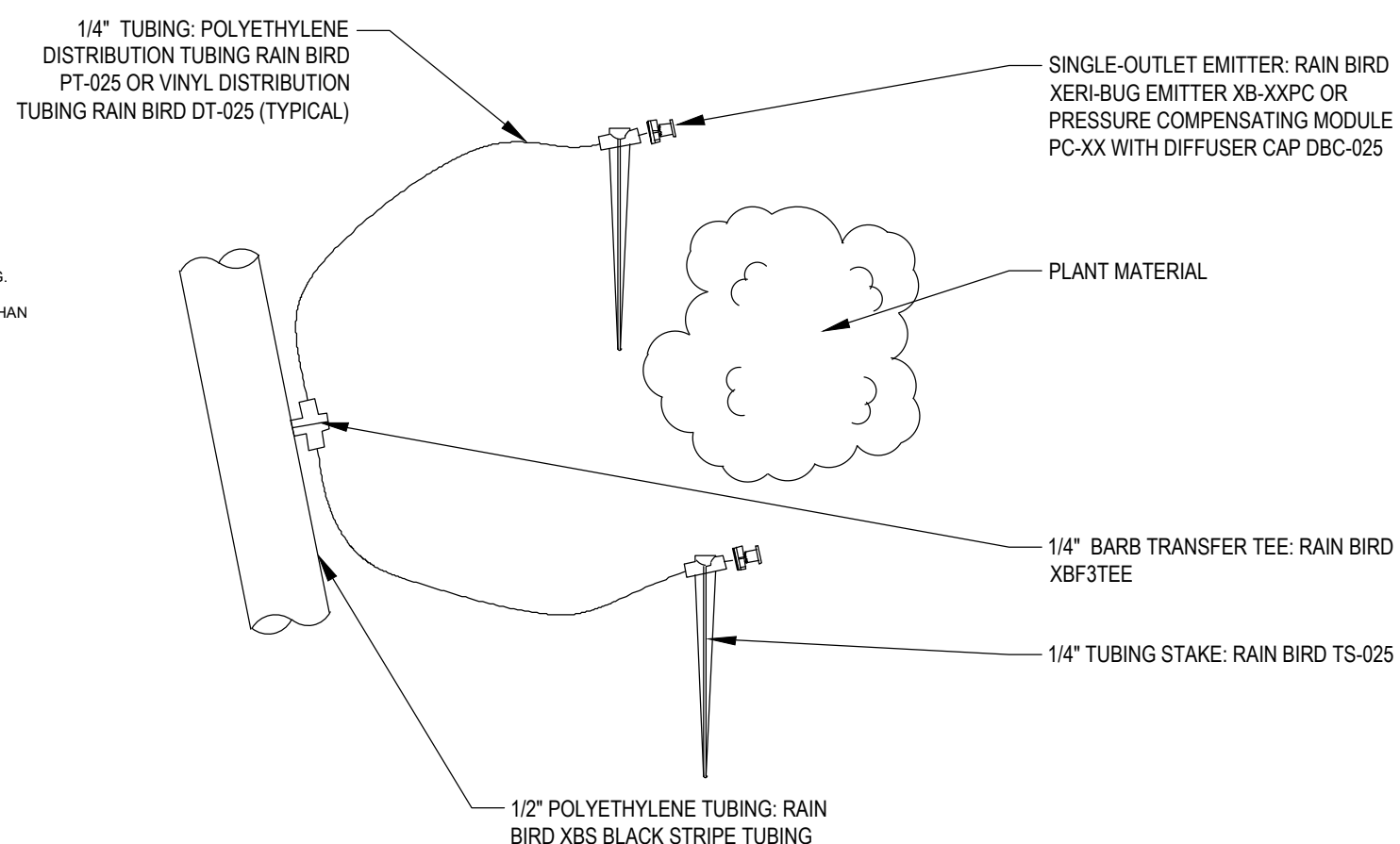
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DRAWN BY: B. ABEL
PROJECT MANAGER: J. FORD
PRINT DATE: 5/25/21
CHECKED BY: C. MCFARLANE

L-200



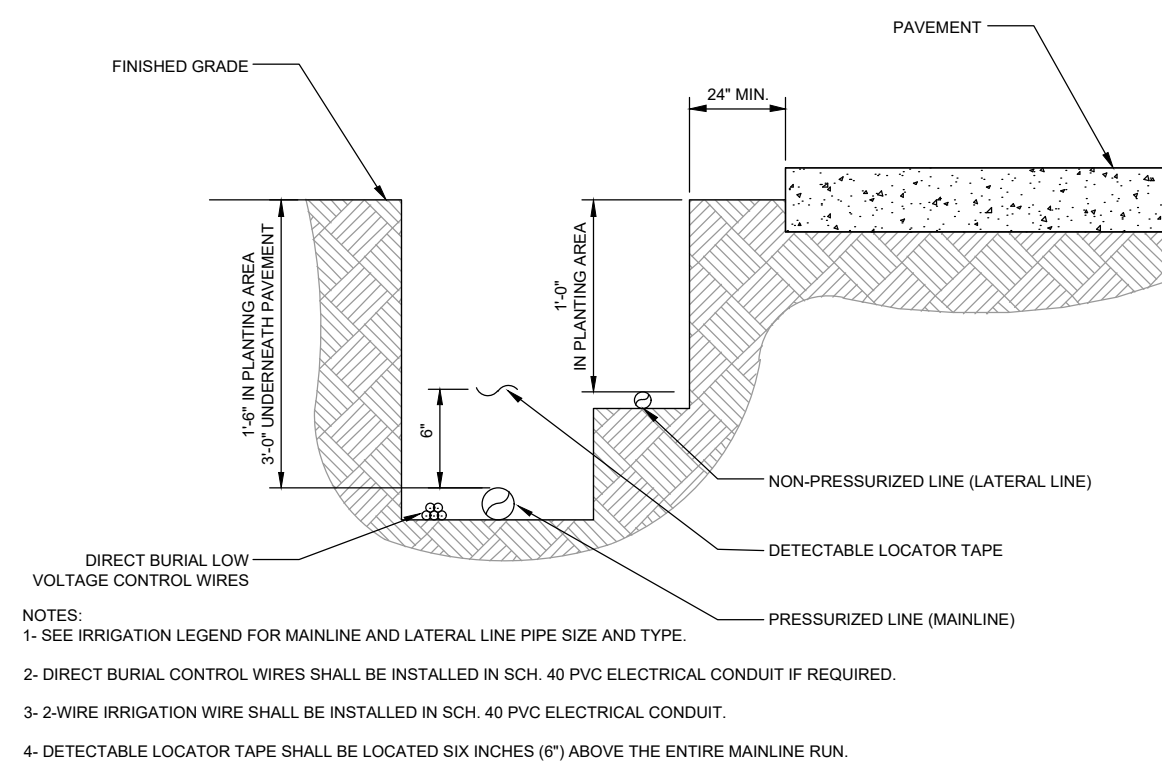
13 PIPE BENEATH PAVEMENT

SCALE: NONE



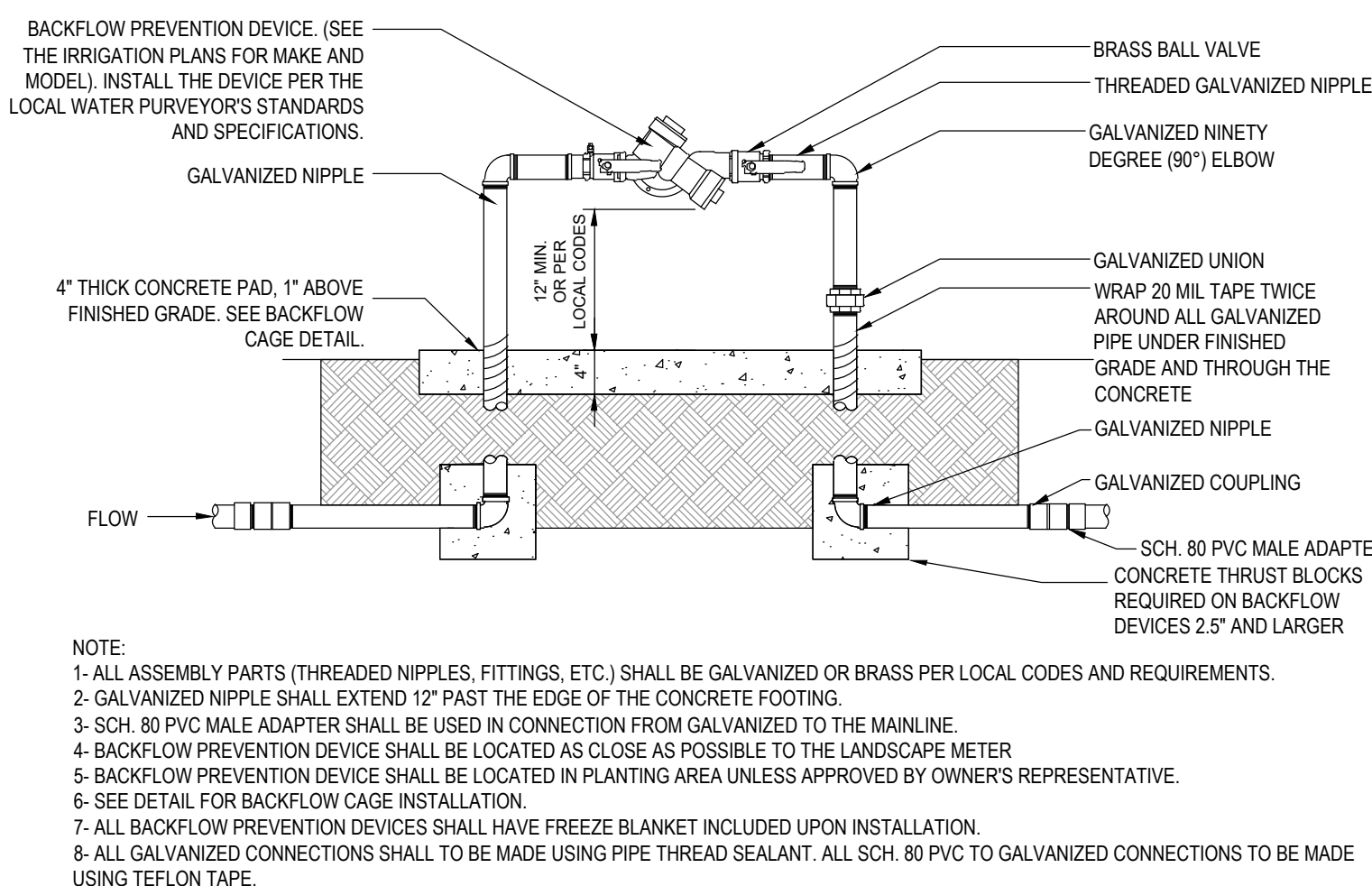
9 DRIP DETAIL

SCALE: NONE



5 IRRIGATION TRENCHING

SCALE: NONE

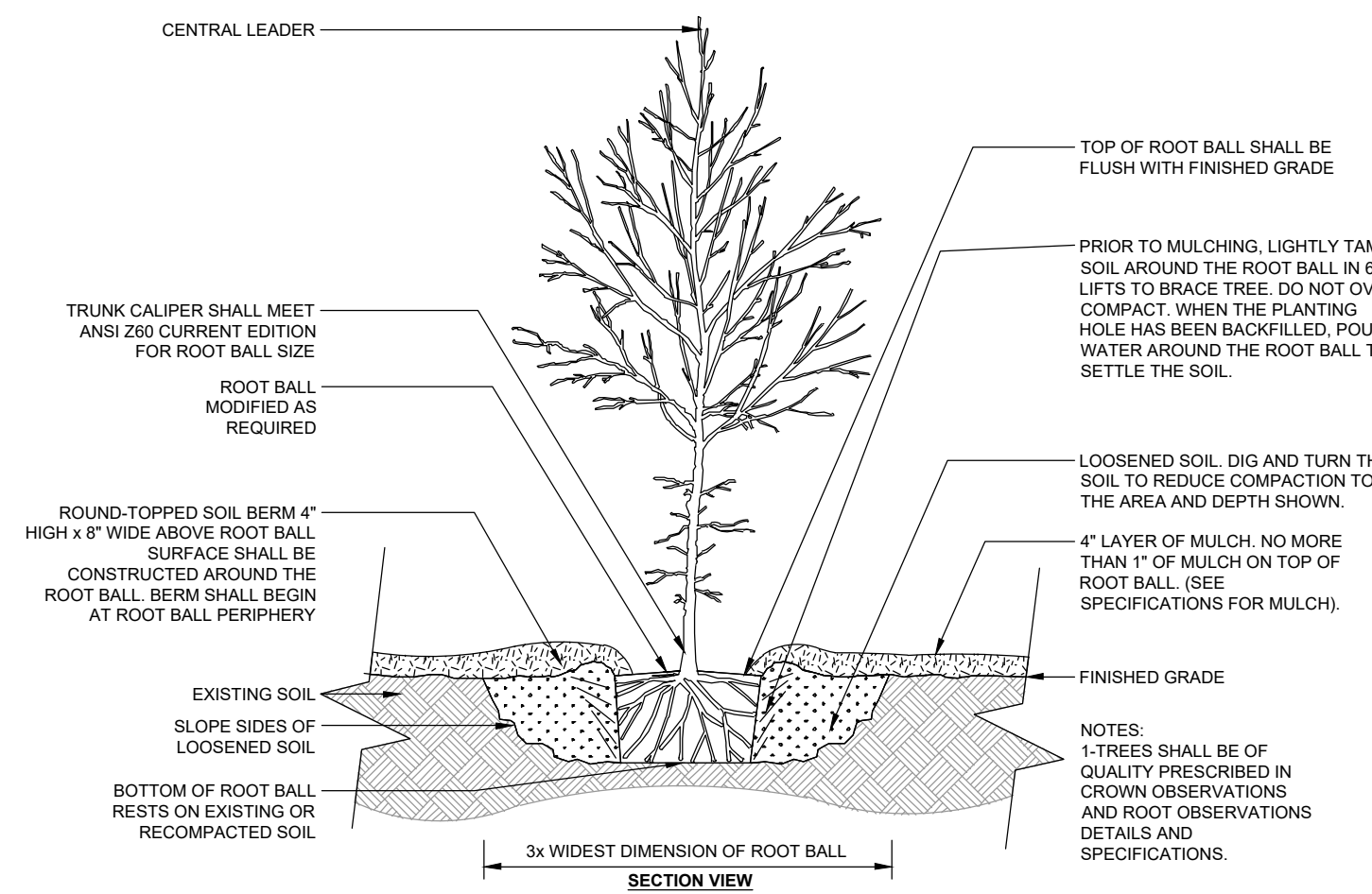


1 BACKFLOW PREVENTER

SCALE: NONE

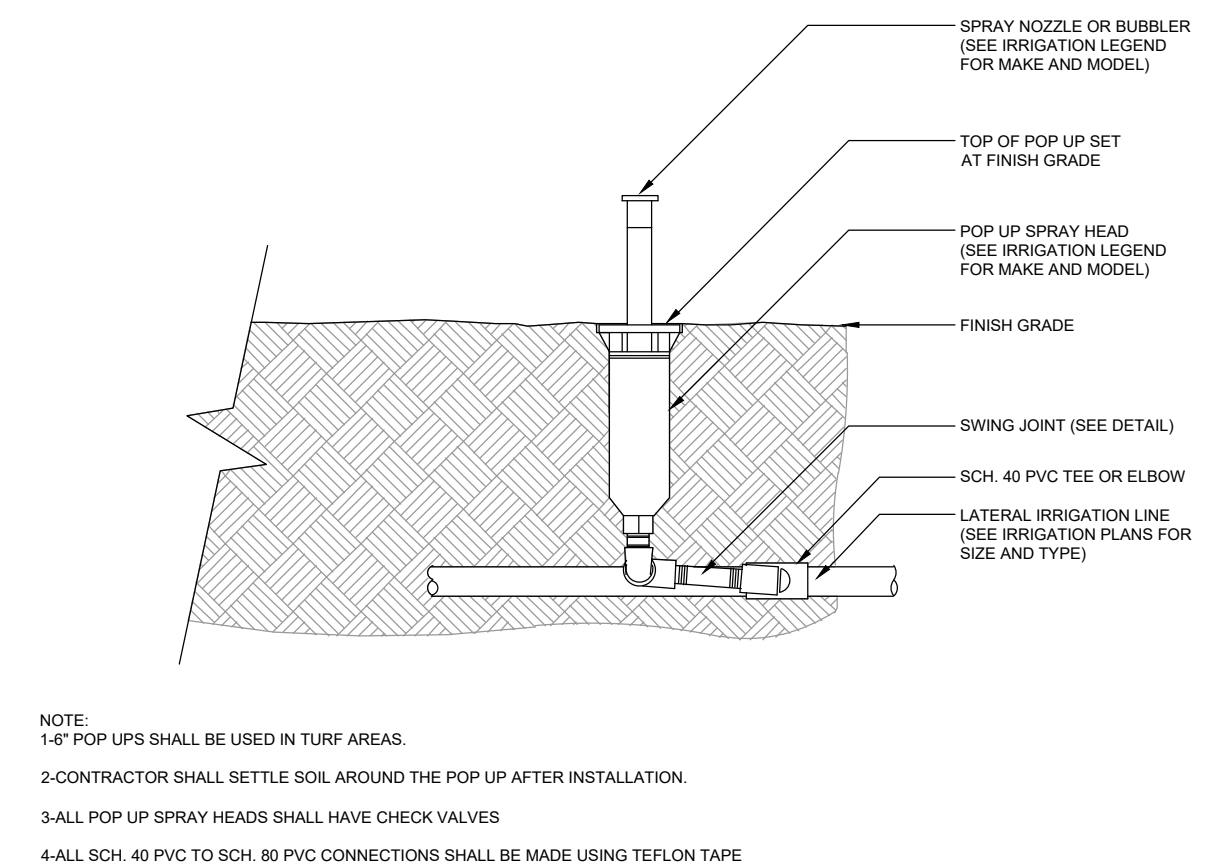
GENERAL LANDSCAPE NOTES:

- LANDSCAPE CONTRACTOR HAS THE OPTION TO SUBSTITUTE PLANT MATERIAL IF SPECIFIED GENUS, SPECIES, AND/OR VARIETIES ARE NOT LOCALLY OR REGIONALLY AVAILABLE. LANDSCAPE CONTRACTOR SHALL REPLACE SAID PLANTS WITH THOSE OF LIKE HARDINESS ZONE, SIZE, FORM, MOISTURE AND SOLAR REQUIREMENTS, AND MEET THE GENERAL INTENT OF THE ORIGINAL DESIGN. ANY REPLACEMENT PLANTINGS SHALL BE APPROVED BY ENSIGN ENGINEERING AND LAND SURVEYING INC. OR PROJECT REPRESENTATIVE PRIOR TO INSTALLATION. ALL REPLACEMENT PLANT MATERIALS SHALL CONFORM TO CITY APPROVED PLANTS. ALL PLANTING SUBSTITUTION WILL BE APPROVED BY CITY.
- LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
- NOTIFY LANDSCAPE REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
- FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERTILIZER.
- MULCH PER PLAN. SHALL BE USED AS A FOUR INCH (4") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- LANDSCAPE CONTRACTOR SHALL INSTALL AN UNDERGROUND, POP-UP IRRIGATION SYSTEM WHICH PROVIDES COMPLETE COVERAGE OF THE SITE AND MEETS COUNTY/CITY REQUIREMENTS AT OR BEFORE THE INSTALLATION OF LANDSCAPE MATERIALS.
- ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-1986)
- CONTRACTOR SHALL USE AVAILABLE SUITABLE TOPSOIL THAT HAD BEEN STOCKPILED ONSITE. IF QUANTITIES ARE NOT SUFFICIENT TO MEET SITE MINIMUMS CONTRACTOR SHALL PROVIDE ADDITIONAL MATERIALS. ADDITIONAL MATERIAL SHALL BE SUPPLIED BY A COMMERCIAL TOPSOIL SUPPLIER
- PROVIDE THE FOLLOWING TOP SOIL MINIMUMS:
 - 4" TOPSOIL IN ALL SOD AREAS
 - 6" TOP SOIL IN ALL PLANTER BEDS
- WEED FABRIC SHALL BE A DEWITT SUNBELT WOVEN GROUND COVER INSTALLED W/ GROUND STAPLES ACCORDING TO MANUFACTURER RECOMMENDATIONS.



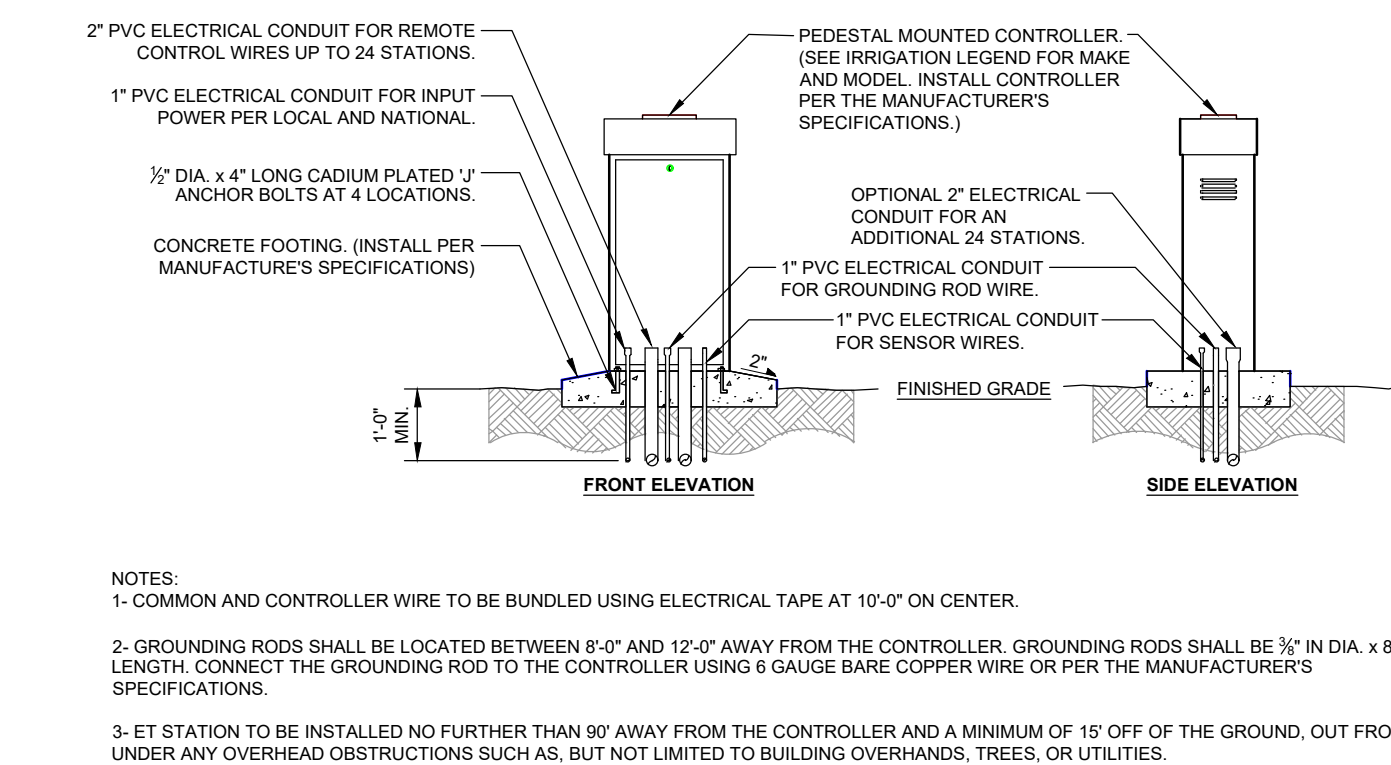
10 TREE PLANTING DETAIL

SCALE: NONE



6 POP-UP SPRAY SPRINKLER

SCALE: NONE

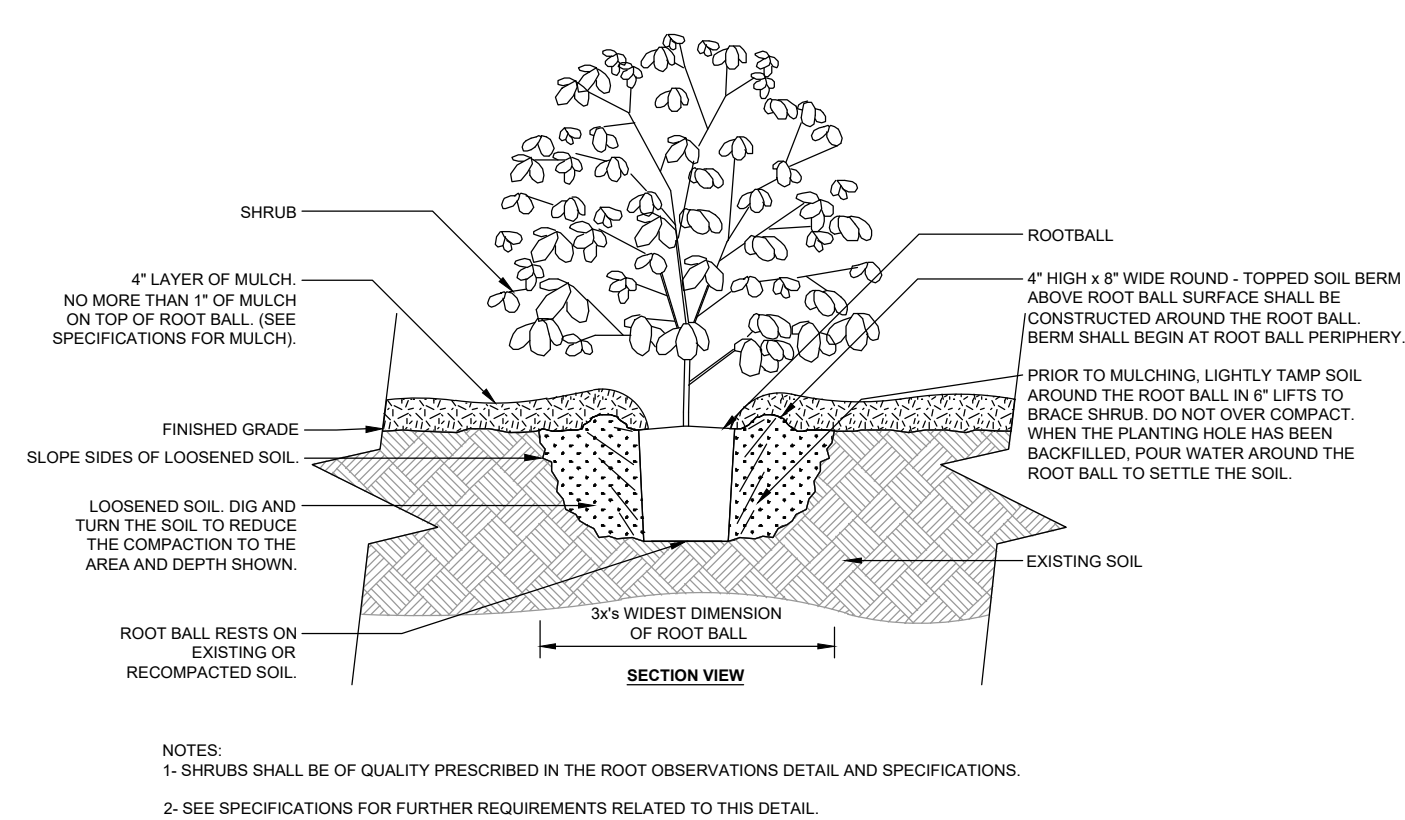


2 IRRIGATION CONTROLLER

SCALE: NONE

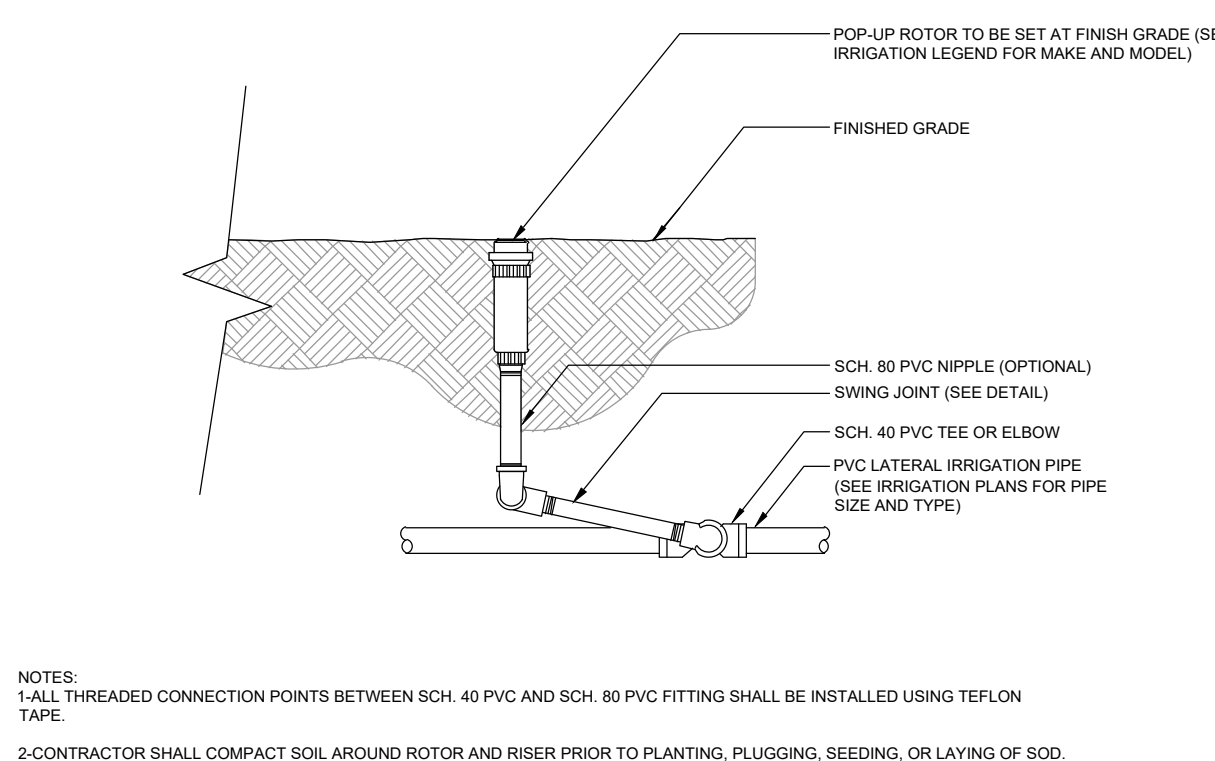
IRRIGATION NOTES:

- IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY A LICENSED CONTRACTOR AND EXPERIENCED WORKMEN. CONTRACTOR TO OBTAIN AND PAY FOR ALL REQUIRED PERMITS.
- CONTRACTOR TO CONFIRM THE LOCATION OF EXISTING UTILITIES PRIOR TO ANY EXCAVATION. CONTRACTOR TO REPAIR ANY DAMAGE CAUSED BY OR DURING THE PERFORMANCE OF HIS WORK AT NO ADDITIONAL COST.
- PARALLEL PIPES MAY BE INSTALLED IN A COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED ONE ABOVE THE OTHER.
- TRENCHES ARE TO BE DEEP ENOUGH TO ALLOW FOR 18" MIN. COVER, ON MAIN LINES AND 12" MIN. COVER ON LATERAL LINES. BACKFILL TO BE WATERED IN AND COMPACTED.
- ALL MAIN AND LATERAL LINES SHALL BE SCHEDULED 40 PVC PIPE.
- ALL ELECTRICAL VALVES SHALL BE INSTALLED IN VALVE BOXES WITH LOCKING LIDS.
- DIRECT BURIAL 14 GAUGE WIRE WITH SPEARS DRI-SPLICE CONNECTORS (OR EQUAL) SHALL BE USED. 6" SEPERATION BETWEEN MAIN LINE & WIRE EITHER BELOW PIPE OR TO SIDE.
- CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE PROPER COVERAGE OF ALL IRRIGATED AREAS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING ALL LINES AND SHALL INSTALL MANUAL DRAINS AT ALL VALVE MANIFOLDS AND AT ALL LOW POINTS ON MAIN LINES. MANUAL VALVES SHALL BE INSTALLED IN WELL MARKED WIRE BOXES WITH LOCKING LIDS. KING AUTOMATIC DRAIN VALVES TO BE INSTALLED AT ALL LOW POINTS ON LATERAL LINES. CONTRACTOR TO INSTALL QUICK COUPLER VALVE AT ALL VALVE MANIFOLD LOCATIONS.
- ALL SPRINKLER LINES AND CONTROL WIRES CROSSING UNDER PAVED AREAS SHALL BE INSTALLED IN A SLEEVE TWICE THE SIZE OF THE PIPE.
- FLUSH MAIN LINES PRIOR TO THE INSTALLATION OF REMOTE CONTROL VALVES. FLUSH LATERAL LINES PRIOR TO THE INSTALLATION OF HEADS. MAIN LINES TO BE INSPECTED FOR LEAKS UNDER FULL PRESSURE PRIOR TO BACKFILLING TRENCHES.
- CONTRACTOR TO MAINTAIN A SET OF "AS BUILT" DRAWINGS, A REPRODUCABLE COPY OF WHICH WILL BE TURNED OVER TO THE OWNER'S REPRESENTATIVE UPON COMPLETION.
- THE OWNER RESERVES THE RIGHT TO REJECT MATERIAL OR WORK WHICH DOES NOT CONFORM TO THESE DRAWINGS. REJECTED WORK SHALL BE REMOVED OR CORRECTED AT CONTRACTOR'S EXPENSE.



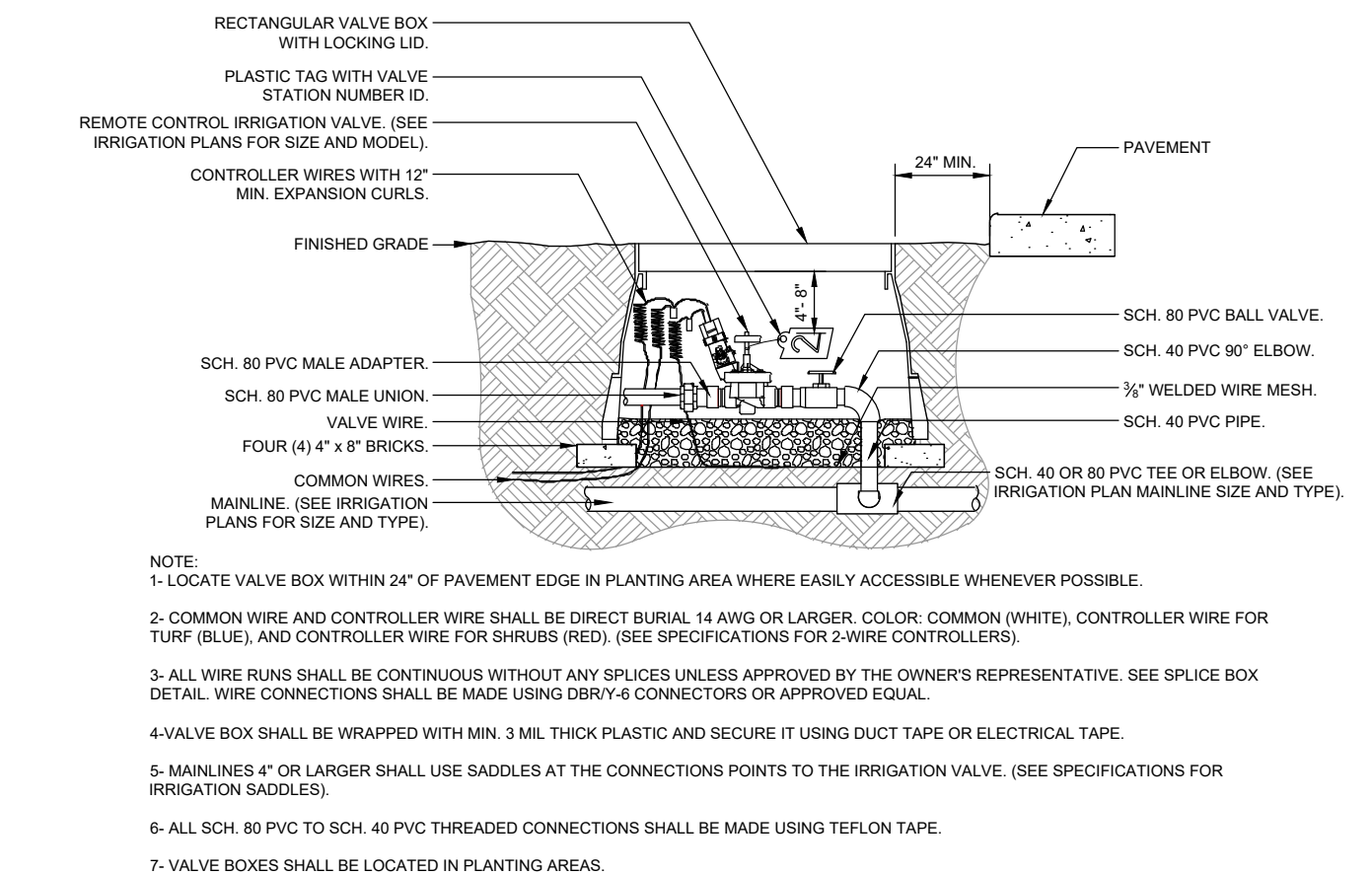
11 SHRUB PLANTING DETAIL

SCALE: NONE



12 SWING JOINT

SCALE: NONE



3 CONTROL VALVE

SCALE: NONE

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CD - PERMIT SET

NO.	DATE	REVISION	BY
10		FOR REVIEW	
11			
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LANDSCAPE & IRRIGATION DETAILS

PROJECT NUMBER: 5488F PRINT DATE: 5/25/21
DRAWN BY: B. ABEL CHECKED BY: C. MCFARLANE
PROJECT MANAGER: J. FORD

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