PLANNING COMMISSION AGENDA

Thursday, November 9, 2023, 6:30 PM
1020 East Pioneer Road
Draper, UT 84020
Council Chambers

1. 6:30 PM Business Meeting

2. Items for Commission Consideration

2.a Action Item: Approve Planning Commission Meeting Minutes for October 12, 2023 (Administrative Action)

2.b Action Item: Approve Planning Commission Meeting Dates for 2024

2.c Action Item: Trailside Townhomes Site Plan Amendment Approval Extension (Administrative Action)

On the request of David Tillotson representing IKON Homes, for an extension to the November 17, 2022 approval of the Trailside Townhomes Site Plan, located at approximately 2142-2318 E. Brookings Drive. Application SPR-058-2022. Staff contact is Maryann Pickering, 801-576-6391 or maryann.pickering@draperutah.gov.

2.d Public Hearing: Ambyr T. Lindsay, Inc. Home Occupation Conditional Use Permit (Administrative Item)

On the request of Ambyr T. Lindsay representing Ambyr T. Lindsay, Inc. Ambyr Lindsay, Terry Young, and Laurie Young, Request for approval of a Home Occupation Conditional Use Permit in the R3 zone to allow for a home occupation providing cosmetology and barbering Personal Care Services, on an approximately 0.36 acres, located at 12972 S Brook Haven Cv., also known as application HOCC-6837-2023, Staff Contact: Todd A. Draper, (801) 576-6335, todd.draper@draperutah.gov.

3. Discussion Items

3.a Discussion Item: Town Center Station Area Plan

An overview of the Station Area Plan requirements from the State of Utah and the process taken so far on the Town Center Station Area Plan. The actual plan will be reviewed at a future meeting date. Staff contact is Jennifer Jastremsky, jennifer.jastremsky@draperutah.gov, 801-576-6328.

3.b Discussion Item: 2023 Annual Planning Commission Training

State Required Annual Planning Commissioner Training

4. Adjournment

I, the City Recorder of Draper City, certify that copies of this agenda for the **Draper Planning Commission** meeting to be held **November 9, 2023**, were posted at Draper City Hall, Draper City website www.draperutah.gov, and the Utah Public Notice website at www.utah.gov/pmn.

Date Posted:

Laura Oscarson, MMC, City Recorder
Draper City, State of Utah

In compliance with the Americans with Disabilities Act, any individuals needing special accommodations or services during this meeting shall notify Laura Oscarson, City Recorder at (801) 576-6502 or laura.oscarson@draperutah.gov, at least 24 hours prior to the meeting.

MEMO

To: Planning Commission
From:
Date: 2023-11-09
Re: Action Item: Approve Planning Commission Meeting Minutes for October 12, 2023 (Administrative Action)

Comments:

ATTACHMENTS:

DC PC Draft Meeting Minutes for approval 101223.pdf

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, OCTOBER 12, 2023, IN THE DRAPER CITY COUNCIL CHAMBERS

PARTICIPATING: Lisa Fowler, Chair Pro Tempore
Commission Member Mary Squire
Commission Member Susan Nixon
Alternate Commission Member Laura Fidler

ABSENT: Andrew Adams, Chairman
Commission Member Gary Ogden
Alternate Commission Member Kendra Shirey
Alternate Commission Member Shivam Shah

STAFF PRESENT: Jennifer Jastremsky, Community Development Director
Todd Draper, Planning Manager
Mike Barker, City Attorney
Spencer DuShane, City Attorney
Brien Maxfield, Senior Engineer Manager
Amie Salazar, Office Manager

6:30 PM Business Meeting

Planning Manager, Todd Draper called the meeting to order. He reported that in the absence of Chair Adams if in the first business item, the Vice-Chair is elected is present, he or she can assume the role of Chair for the evening and conduct tonight's meeting. Another option if the person elected Vice Chair is not present is to vote separately for a Chair Pro-Tempore to conduct tonight's meeting.

1. Vote for Planning Commission Vice-Chair (Business Item).

Motion: Commissioner Nixon moved to ELECT Lisa Fowler to serve as Vice-Chair for the remainder of 2023. Commissioner Fowler accepted the nomination.

Second: Commissioner Fidler.

Vote: A roll call was taken with the Commissioners voting 4-to-0 in favor of the motion. Commissioners Squire, Nixon, Fidler, and Fowler voted "Aye". The motion passed unanimously.

Vice-Chair Lisa Fowler assumed the role of Chair for the remainder of the meeting.

2. Items for Commission Consideration

A. Action Item: Approve Planning Commission Meeting Minutes for September 28, 2023. (Administrative Action).

Draft

Motion: Commissioner Squire moved to APPROVE the Planning Commission Meeting Minutes for September 28, 2023.

Second: Commissioner Nixon.

Vote: A roll call was taken with the Commissioners voting 3-to-0 in favor of the motion. Commissioners Squire, Nixon, and Fidler voted "Aye". The motion passed unanimously.

B. Public Hearing: Draper Box N Lock Deviations Request (Administrative Action).

On the request of Stephen Tripp Bill Gould, a Request for Approval of Deviations from Building Façade Standards for a New Self Storage Facility to be Built on Approximately 3.88 Acres. This property is located at approximately 15037 South Minuteman Drive. Known as Application 2023-4581-VAR. Staff Contact: Tevai Haunga, 801-576-6522, tevai.haunga@draperutah.gov.

Mr. Draper presented the Staff Report on behalf of Ms. Haunga and stated that the request is for deviations for the Draper Box N Lock storage units, which was presented for site plan approval about one month earlier. Aerial and Vicinity Maps were displayed to show the location of the subject property. The land use is Community Commercial, and the zoning designation is M1 Industrial. The applicant was returning to the Planning Commission to request the following three deviations:

1. Significant horizontal façade variation.
2. Minimum required number of primary materials; and
3. Height and roofline variations.

The variation requests are all for facades that are interior to the main facility and involve only the single-story storage units. It was clarified that the deviations would not be for the main building. The floor plans showing the significant horizontal variation occurring on the exterior were shown. The request was reiterated that the horizontal variation not be required for the interior facades. The applicant was also asking for a deviation to be allowed to have only a single primary material for the facades. It was noted that three of the four facades for each building will be near one-hundred percent CMU block. Although there will be two colors of CMU, it will be still be only one single material. Representative elevations were presented and it was indicated that they are similar for all of the single level storage buildings. On the interior facades, the applicant would also like a deviation to do away with the required parapet variations. They would, however, still be required to have these height and roofline variations on the exterior walls. It was clarified that a reference on page eight of the Staff Report of "City Council" be changed to "Planning Commission".

An approval letter was included in the packet summarizing what was done on September 14 and should have referenced 2023 rather than 2024. A question was raised regarding whether all of the conditions of the approval have been completed. Mr. Draper stated that they are still being worked through. The current request is separate. Vice-Chair Fowler recalled that the Planning

Commission in the past has approved buildings with docks that face one another. Deviations were given in that case for the interior when they faced each other. This was a similar situation.

Reference was made to page six of the Staff Report where some of the applicable criteria are listed. A question was raised as to whether they are the same for each deviation. Mr. Draper confirmed that they are and stated that the Commission only needs to find that they meet three of the 10 criteria. He also confirmed that the building material calculation has been verified and stated that the amount of CMU walls on three sides are 100%, which is greater than the 75% minimum requirement. He explained that these criteria have been met. The exterior elevations were displayed. Mr. Draper explained how the request complies with City Code.

The applicant, Stephen Tripp, handed out paper copies of building renderings and offered to email the renderings to the Commission to be made part of the record after the meeting. At one point they were trying to do a deviation on the easements between connecting the properties. He did not understand at the last meeting what Planning Staff was asking for , which is why he is now needing to come back for the deviation. Mr. Tripp lives in Draper and supports the new design criteria. Because they are so close together where they do both sides of the building, it creates a design problem because people have a difficult time moving trucks back and forth. They were excited about the product and are willing to meet the requirements to fulfill the City's requirements.

The Architect, Troy Anderson from Clarity Design Group was present. Reference was made to page six of the staff report, which lists the three criteria for approval of a deviation. Commissioner Squire asked a question with respect to criterion number nine. Mr. Anderson was asked to explain how the building and architectural style meet the criteria. Mr. Anderson stated that it specifically asks if they are a contemporary or modern style and if they utilize façade materials differently than prescribed. Mr. Anderson began pontificating on the architectural context and construction of the building facades and the intended visual effect of using differing textures and colors of CMU Block. After several minutes, commissioner Squire stopped him and asked what specific architectural style the building was constructed in. Mr. Anderson answered that the architectural style is contemporary.

A question was raised by the Commissioners regarding the screening of rooftop units, Mr. Anderson stated that none of the buildings have rooftop equipment as the units will not be heated or cooled.

Vice-Chair Fowler opened the public hearing. There were no public comments. The public hearing was closed.

<u>Motion:</u> Commissioner Squire moved to APPROVE the Request for Deviations for a Significant Horizontal Façade Articulation on the exterior walls that are interior to the overall facility for Buildings B, C, D, E, F, G, H, I, J, and K as requested by Stephen Tripp, Application 2023-4581-VAR subject to the following:

Finding:

Draft

1. **The development application meets three (3) or more of the criteria of subsection 9-22-030(B) and the deviation is a benefit to the City.**

Second: **Commissioner Nixon.**

Vote: **A roll call was taken with the Commissioners voting 3-to-0 in favor of the motion. Commissioners Squire, Nixon, and Fidler voted "Aye". The motion passed unanimously.**

Motion: **Commissioner Nixon moved to APPROVE the Request for Deviations for the number or required primary materials on the exterior walls for Buildings B, C, D, E, F, G, H, I, J, and K as requested by Stephen Tripp, Application 2023-4581-VAR with the correction to reference "Planning Commission" and not "City Council". Approval was subject to the following:**

Finding:

1. **The development application meets three (3) or more of the criteria of subsection 9-22-030(B) and the deviation is a benefit to the City.**

Second: **Commissioner Fidler.**

Vote: **A roll call was taken with the Commissioners voting 3-to-0 in favor of the motion. Commissioners Squire, Nixon, and Fidler voted "Aye". The motion passed unanimously.**

Motion: **Commissioner Squire moved to APPROVE the Request for Deviations for height and roofline variations on the exterior walls that are interior to the overall facility for Buildings B, C, D, E, F, G, H, I, J, and K as requested by Stephen Tripp, Application 2023-4581-VAR subject to the following:**

Finding:

1. **The development application meets three (3) or more of the criteria of subsection 9-22-030(B) and the deviation is a benefit to the City.**

Second: **Commissioner Fidler.**

Vote: **A roll call was taken with the Commissioners voting 3-to-0 in favor of the motion. Commissioners Squire, Nixon, and Fidler voted "Aye". The motion passed unanimously.**

3. Adjournment.

Motion: **Commissioner Nixon moved to ADJOURN.**

Vote: **The motion passed with the unanimous consent of the Commission.**

Draft

The meeting adjourned at 6:55 PM.

Draft

MEMO

To: Planning Commission
From:
Date: 2023-11-09
Re: Action Item: Approve Planning Commission Meeting Dates for 2024

Comments:

ATTACHMENTS:

PC Proposed Meeting Dates 2024.xlsx

2024 Proposed PC Meeting Schedule														
			JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Planning Commission		2nd and 4th Thursdays	11	8	14	11	9	13	11	8	12	10	14	12
Business Meeting at 6:30 pm			25	22	28	25	23	27	25	22	26	24	21	19
		Pioneer Day/office closed												

MEMO

To: Planning Commission
From: Maryann Pickering, AICP
Date: 2023-11-09
Re: Action Item: Trailside Townhomes Site Plan Amendment Approval Extension (Administrative Action)

Comments:

On November 17, 2022, the Planning Commission granted approval of a site plan application for Trailside Townhomes, located at approximately 2142-2318 E. Brookings Drive. The application number is SPR-058-2022. Draper City Municipal Code (DCMC) Section 9-5-090(J) states the following regarding extension of the expiration period for a site plan:

Expiration: 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 to 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. If a site plan expires, and an applicant wishes to continue with development of the site a new application shall be required. If there have been no changes to applicable codes which would necessitate updates to the previously approved plans, the applicant will be charged a new application fee of fifty percent (50%) of the current fee outlined in the consolidated fee schedule and the application shall be approved by the Zoning Administrator or Planning Commission, whichever is the approval authority outlined in this section, in a public meeting as an action item. If changes to the site plan are made by the applicant or are required due to changes in applicable codes, the site plan shall be processed as a new application and is subject to a new application fee at one hundred percent (100%) of the current fee established in the consolidated fee schedule.

To date, the property owner has not been able to obtain a land disturbance permit as they experienced delays getting the required approval from the Suncrest HOA. If the extension is approved, all original conditions of approval from the November 17, 2022

approval will remain in effect. A copy of the approval letter is provided for convenience.

If approved, the site plan approval will be valid through May 17, 2024.

Sample Motion for Approval – I move that we approve the site plan extension, as requested by David Tillotson, representing IKON Development for Trailside Townhomes, application SPR-058-2022, based on the finding below and the request by the original applicant:

1. That the applicant has shown good cause to obtain an extension and that substantial action has occurred towards obtaining a land disturbance permit.

Sample Motion for Denial – I move that we deny the site plan extension, as requested by David Tillotson, representing IKON Development for Trailside Townhomes, application SPR-058-2022, based on the finding below and the request by the original applicant:

1. That the applicant has not shown good cause to obtain an extension and that substantial action has occurred towards obtaining a land disturbance permit.

ATTACHMENTS:

IKON Extension Request.pdf
ATTACHMENTS:

Approval Letter.pdf
ATTACHMENTS:

PC Staff Report Part 1.pdf
ATTACHMENTS:

PC Staff Report Part 2.pdf

Maryann Pickering

From: David Tillotson <david@ikondev.com>
Sent: Thursday, October 26, 2023 9:29 AM
To: Maryann Pickering
Cc: John Wheatley; James Wheatley
Subject: [EXT] Trailside Townhomes - Site Plan Approval Extension

Importance: High

[EXTERNAL SENDER! Only open attachments/links you know are safe.]

Maryann,

Thank you for meeting with me this morning. As discussed, we would like to extend our site plan approval on Trailside Townhomes by 6 months. We have been actively working to get everything lined up to pull our LDP but ran into some delays with the Suncrest HOA as well as navigating the current rise in interest rates. Please confirm that this extension request will be on the Planning Commission Agenda for November 9th, 2023.

Thank you,
David

David Tillotson
IKON Development | Owner
C: 214-215-7041
E: david@ikondev.com

Information in this message (including any attachments) is confidential, may be legally privileged, and is intended solely for the use of the person(s) identified above. The sender did not intend to waive any privilege by sending this message. If you are not the intended recipient of this message, please notify the sender by replying to this message and delete the original and any copies of the message. Any duplication, dissemination or distribution of this message by unintended recipients is prohibited.

November 21, 2022

Ikon Development
Attn: John Wheatley
4103 Canyon View Place
Sandy, Utah 84092

RE: Notice of Approval for the Trailside Townhomes Site Plan Request

Dear Mr. Wheatley,

On November 17, 2022, the Planning Commission approved your request for a site plan for a new multi-family residential development on the property at approximately 2142 E. Brookings Drive, application SPR-058-2022, with the following comments or conditions:

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. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
    a. Prior to obtaining a Land Disturbance Permit addressing the following: TG recommendation No. 2, in the December 13, 2021, TG Geotechnical Engineering Review No. 2 (TG, 2021), is implemented by the City: "Before commencement of mass grading, the City requires a project meeting to review grading and earthwork requirements."
    b. Prior to obtaining a Building Permit: Summary of CMT Earthwork Recommendations and Summary of CMT Geotechnical Recommendations for Plan Review in the December 13, 2021, TG Geotechnical Engineering Review No. 2, (TG, 2021), are implemented during Plan Review by the City.
    c. Prior to obtaining a Land Disturbance Permit address the following: on page 2 of the June 27, 2022, CMT document, CMT states:
        - "We also understand that a storm brick system will be constructed at the site to collect and convey stormwater. The storm brick system will discharge water to a couple locations at the fill slope face and water will not be allowed to drain into the ground below the system."
        - Based on a review of Sheet C3.0, Grading and Drainage Plan, and Sheet C7.3, Construction Details, Trailside Townhomes, prepared by Kimley Horn, dated June 6, 2022, it appears the proposed "stormbrick"

system will allow water to drain into the ground below the stormwater system.

- If the "stormbrick" system is used as part of the development storm drainage plan, before final permit approval by the City, TG recommends the City REQUIRE CMT to update their global stability analyses of the affected slopes to include seepage pressure derived from the drainage water infiltrating the slope.

d. Prior to obtaining a Building Permit address the following: Under review comment (2) in the July 11, 2022, TG review letter, TG stated:

- "Should CMT rely on the Geopier/stone column specialty contractor for the design analysis of the Geopiers/stone columns, TG recommends the City request the specialty contractor provide the design analysis for review."

In response to the comment, the July 12, 2022, CMT response letter stated:

- "We understand that a specialty contractor will provide settlement analysis for Geopiers/stone columns."
- *Before final building plan permit approval, TG recommends the City REQUIRE CMT to provide the settlement and bearing design analysis for the Geopiers/stone columns for review.*

3. Prior to Land Disturbance Permit issuance, address the outstanding Planning Division redlines listed in Exhibit A of this report (attached).
4. All hydrants and a form of acceptable temporary Fire Department Access to the site shall be installed and APPROVED by the Fire Department prior to the issuance of any Building Permits. If at any time during the building phase any of the hydrants or temporary Fire Department Access becomes non-compliant any and all permits could be revoked.
5. No combustible construction shall be allowed prior to hydrant installation and testing by water purveyor. All hydrants must be operational prior to any combustible elements being received or delivered on building site.
6. Fire sprinklers are required or an approved alternative shall be approved by the Fire Marshal prior to building permit issuance.
7. Address the outstanding Fire Department redlines listed in Exhibit A (attached) prior to issuance of a building permit, unless designated otherwise.
8. Address the outstanding Engineering Division redlines listed in Exhibit A (attached) prior to issuance of a Land Disturbance permit, unless designated otherwise.

Please be aware that the approval by Draper City in no way exempts the property from complying with other requirements that may be in effect on the property such as CC&R's, zoning, subdivision, site plan, land disturbance, and building permit regulations, as applicable. It is the responsibility of the property owner to ensure compliance with these regulations.

With the approval granted under this notice, Section 9-5-090(J) of the Draper City Municipal Code specifies that the approval of a site plan expires one year from the date of approval. As such, the approval granted for the subject request will be rendered null and void if no building permit has been issued for the project. The expiration of the approval can also be avoided through an extension of the approval. A maximum of one extension for a period of up to six months can be requested in writing prior to the date of expiration from the Community Development Department.

As the applicant, this letter is intended as a courtesy to document the status of your request. If you have questions, please contact me at maryann.pickering@draperutah.gov or 801-576-6391.

Respectfully,

Maryann Pickering, AICP
Planner III
Community Development Department

Cc: Fred Aegerter, Community Development Director
Karen Burnett, GIS Manager
Brien Maxfield, Senior Engineering Manager
Tevai Haunga, Planning Coordinator
Kim Graham, Building Coordinator
Danna Hyer, Office Manager, Public Works Division

EXHIBIT A
DEPARTMENT REVIEWS

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

Planning Division Review.

1. Prior to building permit issuance, amend the lighting plan to address all outstanding comments:
    a. Per DCMC Section 9-20-080, the maximum reading at any property line cannot exceed 0.2. Please adjust for all property lines.
2. Prior to building permit issuance, amend the architectural plans to address all outstanding comments:
    a. Clarify the garage door styles to be used on the different buildings.

Engineering and Public Works Divisions Review.

1. Plat has remaining and outstanding redlines and comments that need to be addressed prior to the Mylar being produced.
    a. Update city storm drainage easements on plat for relocated city SD pipeline alignments, 20-foot on centerline.
    b. Update public ROW dedication on Suncrest Drive as public right-of-way dedication (not dedicated to the city).
    c. Formatting of the Line Table is no longer visible. Update.
    d. Area swales are required to be protected by private drainage easement(s) to ensure continued operation and maintenance.
    e. Identify 10-foot PU&DE along Brookings Drive and Suncrest Drive. Update legend to include PU&DE line type and reference.
2. The area south of Rush Road (12180 South) appears to impact adjacent property owner with current design of infrastructure, including retaining walls on the property line. Provide written permission of adjacent property owner to allow grading and construction activities across the property line or update drawings to show all improvements, including grading remain onsite. *Improvements have been relocated northward providing construction area, although wall type has not been determined. Comment will remain and be a condition of the Land Disturbance Permit (no construction offsite without written permission from adjacent property owner).*
3. Stormwater Maintenance Plan and Agreement are now required for every private storm drainage system, per DCMC 16-2-170. *Submission of the maintenance plan is now required prior to site approval.* The maintenance agreement is a condition of approval; it is required to be recorded and returned to the city prior to issuance of the Land Disturbance Permit for construction of the site. *Maintenance Plan received with fourth submittal. No additional action required on this note until after site plan approval.*

4. Retaining walls are to comply with DCMC 9-27-085. Retaining walls are not reviewed or approved with the site plan / subdivision review and approval process. A separate building permit is required after site plan or subdivision approval is received. *Informational comment – no action required prior to approval.*
5. For sites over five (5) acres, certified SWPPP is required. Contact Lucas Fowler, 801-576-6331, to verify compliance. *Informational comment – no action required prior to approval.*
6. Once site plan has been approved, a Land Disturbance Permit is required prior to construction activities onsite. Permit is obtained through the Engineering Division and is required prior to Building Permit issuance. *Informational comment – no action required prior to approval.*
7. Any work in the public right-of-way will require an Encroachment Permit obtained through the Engineering Division. *Informational comment – no action required prior to approval.*
8. Update drainage report, specifically the tables, to ensure all area totals equal 19.37 acres – i.e. the full site. (Comment repeated below.)
9. Provide exhibit showing the location of the various links and nodes in the drainage report. There is no way to identify "SDCB 1" from the inlet calculations to its location onsite.
10. Four inlets show an upstream spread of more than 6.75 feet with considerable bypass flow. Verify inlet spacing design to reduce spread and bypass flow. (Without having a link and node exhibit, it is impossible to determine if the bypass flow is an issue.)
11. In the drainage report, it indicates the site is 19 acres but only 12 acres are being analyzed (developed). Indicate the remaining area will continue to meet pre-development discharges and is not being modified due to development. Add offsite areas to the calculation tables where the comparison between pre- and post-development flows are shown. *Comment not addressed in fifth/sixth submittal (repeat of comment above).*
12. In the conduit table, pages 57 to 60 of 64 of the PDF, the design capacity of the conduit is less than the calculated flow, indicating the pipeline is surcharged. Open channel flow is required for SD design. Out of 38 conduits shown in table, 12 show surcharging. Verify pipeline design.
13. On sheet 32 of 64 of the drainage report, the table shows the unit hydrograph, but is labeled "Cumulative Precip." It appears that this column is multiplied by the precipitation depth at the top of the page. The next three columns appear to show a cumulative depth of flow, not a flow rate as labeled. There is only one peak intensity identified, but three different storms shown in the calculations. Verify labels and columns. *Fifth/sixth submittal did not label columns or identify purpose of the calculation. The included graph shows flows topping 650 cfs for the 100-year, 1-hour storm. Each table indicated flow rates decreased as the storm duration increased. Verify calculations and include information to determine data (page 33 of 62 in the pdf). Add a narrative on this page describing the calculations.*

14. Grading plan modifies existing fill slope to steepen the slope to the maximum of 2H:1V permitted by code. See cut and fill requirements in DCMC 18-3-060. Keying in the fill, benching, and other mass grading requirements are required. Update note 9 on the grading plans to include the final version of the CMT addendum. *Addendum note added to plan note in fifth/sixth submittal.*
15. Add note to grading plan that all recommendations from Taylor Geotechnical and Simon Associates related to the geotechnical and geologic hazard report are required to be satisfied during site construction.
16. Discharges at the top of the slopes show hatching to the bottom of the slope, without including the swale in the surface. Verify grading does not exceed the 2H:1V maximum slope.
17. There is the potential to have significant runoff from the site, units, and use areas to cause erosion issues on the fill slopes. Provide permanent erosion control to prevent erosion, such as swales, etc., along the top each slope. *Comment addressed in fifth/sixth submittal.*
18. All roof drains shall discharge onto site and into private SD system. These discharges are required to be collected in swales and discharged to the SD system. *This comment will be verified at the building permit review process. No additional action required on this comment.*
19. All improvements within the public right-of-way are required to meet Draper City standards and details. *Informational comment – no additional action required.*
20. The waterline is shown outside the asphalt street on several street bends (Rush Rd & Horsetail Ln), specifically where the sidewalk was removed on the southern part of the site. Relocate to the street.
21. Dimension utility cuts per Draper City Standard Detail ST-19 and ST-21. *Informational comment. No additional response required at this time.*

Geotechnical Review.

Based on our review of the July 12, 2022, CMT letter, TG recommends the City consider the June 27, 2022, CMT addendum letter combined with the July 11, 2022, response letter complete from a geotechnical engineering perspective with the following conditions.

1. TG recommendation No. 2, in the December 13, 2021, TG Geotechnical Engineering Review No. 2 (TG, 2021), is implemented by the City: "Before commencement of mass grading, the City requires a project meeting to review grading and earthwork requirements."
2. Summary of CMT Earthwork Recommendations and Summary of CMT Geotechnical Recommendations for Plan Review in the December 13, 2021, TG Geotechnical Engineering Review No. 2, (TG, 2021), are implemented during Plan Review by the City.
3. On page 2 of the June 27, 2022, CMT document, CMT states:
    - "We also understand that a storm brick system will be constructed at the site to collect and convey stormwater. The storm brick system will discharge water to a couple locations at the fill slope face and water will not be allowed

to drain into the ground below the system."

- Based on a review of Sheet C3.0, Grading and Drainage Plan, and Sheet C7.3, Construction Details, Trailside Townhomes, prepared by Kimley Horn, dated June 6, 2022, it appears the proposed "stormbrick" system will allow water to drain into the ground below the stormwater system.
- If the "stormbrick" system is used as part of the development storm drainage plan, before final permit approval by the City, TG recommends the City REQUIRE CMT to update their global stability analyses of the affected slopes to include seepage pressure derived from the drainage water infiltrating the slope.

4. Under review comment (2) in the July 11, 2022, TG review letter, TG stated:
   - "Should CMT rely on the Geopier/stone column specialty contractor for the design analysis of the Geopiers/stone columns, TG recommends the City request the specialty contractor provide the design analysis for review."

   In response to the comment, the July 12, 2022, CMT response letter stated:
   - "We understand that a specialty contractor will provide settlement analysis for Geopiers/stone columns."
   - Before final building plan permit approval, TG recommends the City REQUIRE CMT to provide the settlement and bearing design analysis for the Geopiers/stone columns for review.

Geologic Hazards Review.

1. Based substantially in and on the reliance of the technical documentation and assurances provided by CMT, including their findings and conclusions, it is SA's opinion the August 26, 2021, CMT report sufficiently characterizes geologic conditions at the 19.36-acre parcel to satisfactorily:
   a. Fulfill the requirements of the Draper City Geologic Hazard Ordinance and;
   b. Evaluate slope stability at the site in accordance with Appendix C of the Draper City Geologic Hazards Ordinance.
2. Based on the requirements of the Draper City Geologic Hazards Ordinance and the technical documentation provided by CMT, Simon Associates recommends Draper City consider the August 26, 2021, CMT Geologic Hazards Study and Geotechnical Engineering Report for Lots 1301 through 1306, Maple Hollow 10, 11, & 13 at Suncrest complete from a geologic perspective.

Fire Division Review.

1. Fire Department Access is required. An unobstructed minimum road width of twenty-six feet exclusive of the shoulders and a minimum height of thirteen feet six inches shall be required. The road must be designed and maintained to support the imposed loads of emergency apparatus. The surface shall be able to provide all weather driving capabilities. The road shall have an inside turning radius of twenty eight feet. There shall be a maximum grade of 10%.

Grades may be checked prior to building permits being issued. This project currently appears to meet this requirement field verification will be required.

a. D103.6.1 Roads 20 to 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096to 7925 mm).
   1) This section requires that parking be prohibited on both sides of narrower fire apparatus access roads. Twenty feet (6096 mm) is the appropriate width needed for two average-size fire trucks to pass one another. If that width is reduced by parking even on one side, it will be potentially difficult for a fire department to undertake emergency operations in that area.

b. D103.6.2 Roads more than 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).
   1) Because this width is more than sufficient for maneuvering at least two fire department vehicles by one another, parking would be allowed on one side.

2. D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6 (see below). Signs shall have a minimum dimension of 12 inches (305mm) wide by 18 inches (457mm) high and have red letters on a white reflective background. Signs shall be, posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2. NO PARKING FIRE LANE signs shall be placed every 250 feet. Please show on plans and this project currently appears to meet this requirement.

3. Fire Hydrants are required. Hydrants are required to be spaced at 450 feet as the hose lays, not as the crow flies for this project. Fire Flow of 2,000 GPM @ 20 PSI residual pressure.

4. Hydrants and Site Access. All hydrants and a form of acceptable temporary Fire Department Access to the site shall be installed and APPROVED by the Fire Department prior to the issuance of any Building Permits. If at any time during

the building phase any of the hydrants or temporary Fire Department Access becomes non-compliant any and all permits could be revoked.

5. No combustible construction shall be allowed prior to hydrant installation and testing by water purveyor. All hydrants must be operational prior to any combustible elements being received or delivered on building site.
6. IFC SECTION 3310 ACCESS FOR FIRE FIGHTING DURING CONSTRUCTION.
    a. 3310.1.1 Required Access. Approved vehicle access for firefighting shall be, provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections. Either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions, shall provide vehicle access. Vehicle access shall be, maintained until permanent fire apparatus access roads are available.
        1) Until permanent fire apparatus access roads are constructed, fire-fighting vehicle access is the means by which fire fighters gain access to the construction or demolition site and building for fire suppression and rescue operations. Such access is an integral component of the fire prevention program. The site superintendent or other person responsible for construction and demolition operations is responsible for maintaining and policing fire-fighter access routes, as pro-vided in Section 3308. Fire apparatus must be able to get within 100 feet (30 480 mm) of any installed fire department connection supplying water to temporary or permanent fire protection systems. Access roads must support the weight of the heaviest vehicle that might respond. The weight requirements are avail-able from the local fire department. All-weather sur-faces are required because the responding fire department should not waste time moving snow or trying to get out of mud.
7. IFC CHAPTER 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION. This section of fire will be enforced. Please make sure the project is maintaining all aspects of this chapter during construction.
8. Fire Sprinklers Required. A deferred submittal for a NFPA 13-D or 13-R fire sprinkler shop drawings are to be sent via email to: Don Buckley at fire.permits@draperutah.gov. A complete set of plans, with manufacturer cut sheets, and hydraulic calculations. Plans must be stamped by a NICET level III or better in Auto Sprinkler Layout. ALL FIRE PROTECTION PLANS REQUIRE 3rd PARTY REVIEW PRIOR TO BE SUBMITTED TO THE DRAPER FIRE DEPARTMENT.
9. Fire Alarm Required if installing a NFPA 13-R Fire Sprinkler. A deferred submittal for fire alarm shop drawings are to be sent via email to the following to: Don Buckley at fire.permits@draperutah.gov. A complete set of plans, with manufacturer cut sheets, and battery calculations. Plans must be stamped by a

NICET level III or better in Fire Alarm Systems. ALL FIRE ALARM PLANS REQUIRE 3rd PARTY REVIEW PRIOR TO BE SUBMITTED TO THE DRAPER FIRE DEPARTMENT.

10. Visible Addressing Required. New and existing buildings shall have approved address numbers plainly legible and visible from the street fronting the property. These numbers shall contrast with their background. All addresses for the above listed buildings will all need to be on the garage side as well as the front side.
11. Plan approval or review shall not, be construed to relieve from or lessen the responsibility of any person designing, owning, operating or controlling any building. Damages to persons or property caused by defects, fire, improper installation, or other emergency conditions that occur in or on the building property shall not hold the Draper City Fire Department as assuming any liability.
12. Visible Addressing Required. New and existing buildings shall have approved address numbers plainly legible and visible from the street fronting the property. These numbers shall contrast with their background. All addresses for the above listed buildings will all need to be on the garage side as well as the front side.

Parks and Recreation Division Review.

1. Note that a potential alignment of the Bonneville Shoreline Trail is planned along the south side of the planned development. Final alignments to be studied and coordinated with property owner at a future date. Accommodations for future trail connections from Development may be considered by Developer.

Development Review Committee
1020 East Pioneer Road
Draper, Utah 84020

STAFF REPORT
November 8, 2022

To: Draper City Planning Commission
Business Date: November 17, 2022

From: Development Review Committee

Prepared By: Maryann Pickering, AICP, Planner III
Planning Division
Community Development Department
(801) 576-6391 or maryann.pickering@draperutah.gov

Re: **Trailside Townhomes – Site Plan Request**

Application No.:	SPR-058-2022
Applicant:	John Wheatley, representing IKON Development
Project Location:	2142 East Brookings Drive
Current Zoning:	RR-22 (Rural Residential), RR-43 (Rural Residential), and RM (Multi-family) Zone
Acreage:	19.37 acres (Approximately 843,757 square feet)
Request:	Request for approval of a Site Plan in the RR-22 and RR-43 zones in order to develop the vacant property with 149 townhomes.

BACKGROUND AND SUMMARY

This application is a request for approval of a Site Plan for approximately 19.37 acres located on corner of Brookings Drive and Suncrest Drive, at 2142 East Brookings Drive (Exhibits B and C). The property is currently zoned RR-22, RR-43, and RM. The applicant is requesting that a Site Plan be approved to allow the property to be developed with 149 townhomes.

The property was originally part of the Suncrest development area and was recorded as Lots 1301-1306 of the Maple Hollow Phases 10, 11, and 13 at Suncrest plat. The Suncrest Master Plan for these properties was for them to be developed with commercial uses. The Suncrest development is vested under the 1999 Draper City Municipal Code (1999 DCMC) and properties in this area still contain zoning designations from the 1999 DCMC, like the RR-22, RR-43, and RM zones.

In 2015, the prior property owner and Draper City entered into a Development Agreement that removed the property from the Suncrest Development Agreement Area and allowed the property to be developed with up to 160 townhomes. While the property was not rezoned to modern Draper City Municipal Code (DCMC) zoning designations, it is now vested to the current zoning code regulations and required to comply with Chapter 9-32 of the DCMC.

This item was previously heard at the July 28, 2022 Planning Commission meeting. The Planning Commission considered a Site Plan and a Plat Amendment application at that meeting. The Plat Amendment application was approved. As part of the Site Plan request, deviations were requested for sidewalks and building materials. Both of the deviations were denied and the Site Plan was continued to a date uncertain.

On August 8, 2022, the applicant filed an appeal for the sidewalk deviation denial. The building material deviation was not appealed. After the appeal hearing, the City and applicant negotiated a settlement that the Appeals and Variance Hearing Officer approved. The Appeals and Variance hearing Officer's final order requires sidewalks on both sides of some streets and there can be sidewalks on one side of the street for a portion of two streets. A full copy of the final order and the exhibit outlining where the deviations were granted can be found in Exhibit F.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Medium Density	Exhibit D
Current Zoning	RM, RR-22, and RR-43	Exhibit E
Proposed Use	Multi-family Dwellings	
Adjacent Zoning		
East	RR-22	
West	RM	
North	RM, RR-22	
South	A5 (Agricultural)	

The Residential Medium Density designation is characterized as follows:

Residential Medium Density

LAND USE DESCRIPTION		
CHARACTERISTICS	• Preservation of large tracts of open space, rather than open space contained primarily in individual subdivision lots • Variations and mixing of lot sizes, setbacks, and residential development forms • Minimal fronting of homes on major streets • Provision for trails that allow interconnectivity to other existing or proposed trails • Discourage "piecemeal" infrastructure installation • Trees and abundant landscaping, encouraging low water use and native plants	
LAND USE MIX	Primary • Single-family detached homes	Secondary • Parks • Churches • Schools • Open Space
DENSITY	• Density range: 2-4 dwelling units per acre	
COMPATIBLE ZONING	• Residential Agricultural (RA2) • Single-family Residential (R3) • Single-family Residential (R4) • Master Planned Community (MPC)	
OTHER CRITERIA	• Preservation of environmental features usually requires a master-planned or cluster development. Increased densities within these areas would be allowed only with compliance to specified performance standards and impact mitigation measures	

According to 1999 DCMC Section 9-4-020 the purpose of the RR-22 and RR-43 zones was to "*promote and preserve, in appropriate areas, conditions favorable to large-lot family life, the keeping of limited numbers of animals and fowl. These districts are intended to be primarily residential in character and protected from encroachment by commercial and industrial uses.*"

According to 1999 DCMC Section 9-4-030 the purpose of the RM zone was to "*provide areas for low-to-medium residential density' with the opportunity for varied housing styles and character, providing for a maximum density of up to twelve (12) units per acre for medium to high density residential unit projects subject to conditional-use permit procedures and conditions for this type of use and based on minimum development guidelines adopted by the City.*"

Site Plan Layout. The updated site plans shows the property will be developed with 30 residential townhome buildings equaling 149 dwelling units (Exhibit G). This is a reduction

of three units from the original submittal and one residential building has been removed. The site will be accessed from Brookings Drive and Suncrest Drive. There will be three ingress and egress points in total.

Table 2 Site Plan Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Boundary Line Setback			
Front	Minimum of 5 feet to maximum of 20 feet	10 feet	Ranges from 10 feet along Suncrest Drive to more than 20 along Brookings Drive
Front	Minimum of 5 feet to maximum of 20 feet	17 feet	All units are a minimum of 20 feet from any street in the project.
Rear	10 feet minimum	61 feet	
Rear	10 feet minimum	178 feet	
Driveway Depth	20 foot minimum	20 feet	

Circulation. The applicant is proposing private roads for the entire development (Exhibit G). Dwelling units will be a mix of alley loaded and front loaded structures depending on their location in relation to areas with large ground slopes. The center of the development will have a grid system with alley loaded units and a center walkway running between the front of the units. A western single road spur will serve front loaded units on either side of the street. Two eastern spurs will serve units on one side of the road and these units will be alley loaded. Sidewalks will be provided on both sides of the private roads, except where allowed by the Appeals and Variance Hearing Officer decision.

Landscaping and Lot Coverage. The landscape plan includes substantial natural open space, about two thirds of the property will be in natural open space (Exhibit H). The other one third will be made up of amenity space and landscaped areas adjacent to buildings. Amenities provided include a clubhouse, pickle ball court, pool, hot tub, tot lot, picnic areas, and view decks.

Table 5	Landscaping Design Requirements		
Standard	**DCMC Requirements**	**Proposal**	**Notes**
Lot Coverage	40% Max	29.8%	
Overall Landscaping Coverage	30% Min	34%	
Buffer Landscaping	N/A	N/A	
Water Wise Landscaping	N/A	The majority of the property is native grasses	
Street Trees	From approved tree list	Not all listed trees are from approved list	
Amenities	5 required	7 provided	

Parking. The applicant is providing two car garages for each unit, along with a driveway that can accommodate two cars (Exhibit G). Driveways are designed to be a minimum of 20 feet deep as required by the DCMC. Guest parking is provided around the clubhouse area and is spread evenly throughout the development.

Table 6	Parking Lot Design Requirements		
Standard	**DCMC Requirements**	**Proposal**	**Notes**
Parking Required			
Dwelling Units	149 (2 spaces per unit)	149	
Guest Parking	38 (1 space per 4 units)	39	
Guest Parking Dimensions	9 feet x 18 feet	9 feet x 18 feet	

Architecture. The applicant is proposing 2-3 story townhomes (Exhibit I). There are 30 residential buildings and one clubhouse. Due to the grade changes on the property, each building will be slightly different, from two or three stories tall, alley loaded, or front loaded, and the building material percentages will be slightly different for each building. Each unit is typically built on top of the required garage. The applicant has redesigned all buildings to have at least 50% primary materials and meet the minimum code requirements.

Table 7	Architectural Design Requirements		
Standard	**DCMC Requirements**	**Proposal**	**Notes**
Building Height	35 feet maximum	35 feet	
Materials			
Primary	Brick or Stone	Brick	
Secondary	N/A	Hardie siding and metal	
Percentage of Materials			
All sides	50% minimum of primary materials	50% to 91%	

Lighting. The applicant is providing light for the development via street light poles, and a few smaller scale pedestrian lights at the clubhouse (Exhibit J).

Table 8	Lighting Design Requirements		
Standard	**DCMC Requirements**	**Proposal**	**Notes**
Property Lines Foot Candles	0.2 maximum	2.8	Changes required
Light Pole Height	20 feet maximum	14 feet	
Foot Candles			
Maximum Illumination	8.0	4.9	
Maximum Average Illumination	4.0	2.0	
Maximum Illumination Ratio (Max:Ave)	2.5:1	2.45:1	

Criteria For Approval.
The criteria for review and potential approval of a Site Plan request is found in Sections 9-5-090(E) of the DCMC. This section depicts the standard of review for such requests as:

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.

REVIEWS

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

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

Geotechnical and Geologic Hazards Review. Taylor Geo-Engineering, LLC and Simon Associates LLC., in working with the Draper City Building and Engineering Divisions, have completed their reviews of the geotechnical and geologic hazards report submitted as a part of the Site Plan. Comments from Taylor Geo-Engineering, LLC and Simon Associates LLC, if any, can be found in Exhibit A.

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

Parks & Trails Committee Review. The Draper City Parks and Trails Committee has completed their review of the Site Plan submission. Comments from this division, if any, can be found in Exhibit A.

Noticing. Notice has been properly issued in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION

Staff finds that the application complies with the DCMC and recommends that the Planning Commission review the request, receive public comment, and approve the application

based on the findings listed below and the criteria for approval, as listed within the staff report.

If the Planning Commission 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. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
    a. Prior to obtaining a Land Disturbance Permit addressing the following: TG recommendation No. 2, in the December 13, 2021, TG Geotechnical Engineering Review No. 2 (TG, 2021), is implemented by the City: "Before commencement of mass grading, the City requires a project meeting to review grading and earthwork requirements."
    b. Prior to obtaining a Building Permit: Summary of CMT Earthwork Recommendations and Summary of CMT Geotechnical Recommendations for Plan Review in the December 13, 2021, TG Geotechnical Engineering Review No. 2, (TG, 2021), are implemented during Plan Review by the City.
    c. Prior to obtaining a Land Disturbance Permit address the following: on page 2 of the June 27, 2022, CMT document, CMT states:
        - "We also understand that a storm brick system will be constructed at the site to collect and convey stormwater. The storm brick system will discharge water to a couple locations at the fill slope face and water will not be allowed to drain into the ground below the system."
        - Based on a review of Sheet C3.0, Grading and Drainage Plan, and Sheet C7.3, Construction Details, Trailside Townhomes, prepared by Kimley Horn, dated June 6, 2022, it appears the proposed "stormbrick" system will allow water to drain into the ground below the stormwater system.
        - If the "stormbrick" system is used as part of the development storm drainage plan, before final permit approval by the City, TG recommends the City REQUIRE CMT to update their global stability analyses of the affected slopes to include seepage pressure derived from the drainage water infiltrating the slope.
    d. Prior to obtaining a Building Permit address the following: Under review comment (2) in the July 11, 2022, TG review letter, TG stated:
        - "Should CMT rely on the Geopier/stone column specialty contractor for the design analysis of the Geopiers/stone columns, TG recommends the City request the specialty contractor provide the design analysis for review."

        In response to the comment, the July 12, 2022, CMT response letter stated:

- "We understand that a specialty contractor will provide settlement analysis for Geopiers/stone columns."
- *Before final building plan permit approval, TG recommends the City REQUIRE CMT to provide the settlement and bearing design analysis for the Geopiers/stone columns for review.*

3. Prior to Land Disturbance Permit issuance, address the outstanding Planning Division redlines listed in Exhibit A of this report.
4. All hydrants and a form of acceptable temporary Fire Department Access to the site shall be installed and APPROVED by the Fire Department prior to the issuance of any Building Permits. If at any time during the building phase any of the hydrants or temporary Fire Department Access becomes non-compliant any and all permits could be revoked.
5. No combustible construction shall be allowed prior to hydrant installation and testing by water purveyor. All hydrants must be operational prior to any combustible elements being received or delivered on building site.
6. Fire sprinklers are required or an approved alternative shall be approved by the Fire Marshal prior to building permit issuance.
7. Address the outstanding Fire Department redlines listed in Exhibit A prior to issuance of a building permit, unless designated otherwise.
8. Address the outstanding Engineering Division redlines listed in Exhibit A prior to issuance of a Land Disturbance permit, unless designated otherwise.

The findings for approval as are follows:

1. The entire site is being developed at one time.
2. The site plan conforms to applicable standards set forth in Title 9, 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.
6. The purpose and intent of the development standards set forth in DCMC Chapter 9-32 are met.

The findings for denial as are follows:

1. The site plan does not conform to applicable standards set forth in Title 9, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.

2. The proposed development plans do not meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.
3. The public facilities and services in the area are not adequate to support the subject development, as required by engineering standards and specifications.
4. The proposed development plans do not 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.
5. The purpose and intent of the development standards set forth in DCMC Chapter 9-32 are not being met.

MODEL MOTIONS

Sample Motion for Approval – I move that we approve the Site Plan, as requested by John Wheatley, representing IKON Development for Trailside Townhomes, application SPR-058-2022, based on the findings and subject to the conditions listed in the Staff Report dated November 8, 2022.

Sample Motion for Modified Approval – I move that we approve the Site Plan, as requested by John Wheatley, representing IKON Development for Trailside Townhomes, application SPR-058-2022, based on the findings and subject to the conditions listed in the Staff Report dated November 8, 2022 and as modified by the findings and conditions below:

1. List any additional findings and conditions…

Sample Motion for Denial – I move that we deny the Site Plan, as requested by John Wheatley, representing IKON Development for Trailside Townhomes, application SPR-058-2022, based on the findings listed in the Staff Report dated November 8, 2022.

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.

Brien Maxfield
Digitally signed by Brien Maxfield
DN: cn=Brien Maxfield, o=Draper City, ou=PW - Engineering, email=brien.maxfield@draperutah.gov, c=US
Date: 2022.11.10 09:31:26 -07'00'

Draper City Public Works Department

Jennifer Jastremsky
Digitally signed by Jennifer Jastremsky
DN: C=US, E=jennifer.jastremsky@draperutah.gov, O=Planning Division, OU=Draper City, CN=Jennifer Jastremsky
Date: 2022.11.10 08:37:34-07'00'

Draper City Planning Division

Don Buckley
Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draperutah.gov, O=Draper City Fire Department, OU=Fire Marshal, CN=Don Buckley
Date: 2022.11.10 08:51:00-07'00'

Draper City Fire Department

Mike Barker
Digitally signed by Mike Barker
Date: 2022.11.10 08:20:41 -07'00'

Draper City Legal Counsel

Keith Collier
Digitally signed by Keith Collier
DN: C=US, E=keith.collier@draperutah.gov, O=Draper City, OU=Building Official, CN=Keith Collier
Date: 2022.11.10 09:37:05-07'00'

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.

1. Prior to building permit issuance, amend the lighting plan to address all outstanding comments:
    a. Per DCMC Section 9-20-080, the maximum reading at any property line cannot exceed 0.2. Please adjust for all property lines.
2. Prior to building permit issuance, amend the architectural plans to address all outstanding comments:
    a. Clarify the garage door styles to be used on the different buildings.

Engineering and Public Works Divisions Review.

1. Plat has remaining and outstanding redlines and comments that need to be addressed prior to the Mylar being produced.
    a. Update city storm drainage easements on plat for relocated city SD pipeline alignments, 20-foot on centerline.
    b. Update public ROW dedication on Suncrest Drive as public right-of-way dedication (not dedicated to the city).
    c. Formatting of the Line Table is no longer visible. Update.
    d. Area swales are required to be protected by private drainage easement(s) to ensure continued operation and maintenance.
    e. Identify 10-foot PU&DE along Brookings Drive and Suncrest Drive. Update legend to include PU&DE line type and reference.
2. The area south of Rush Road (12180 South) appears to impact adjacent property owner with current design of infrastructure, including retaining walls on the property line. Provide written permission of adjacent property owner to allow grading and construction activities across the property line or update drawings to show all improvements, including grading remain onsite. *Improvements have been relocated northward providing construction area, although wall type has not been determined. Comment will remain and be a condition of the Land Disturbance Permit (no construction offsite without written permission from adjacent property owner).*
3. Stormwater Maintenance Plan and Agreement are now required for every private storm drainage system, per DCMC 16-2-170. *Submission of the maintenance plan is now required prior to site approval.* The maintenance agreement is a condition of approval; it is required to be recorded and returned to the city prior to issuance of the Land Disturbance Permit for construction of the site. *Maintenance Plan received with fourth submittal. No additional action required on this note until after site plan approval.*

4. Retaining walls are to comply with DCMC 9-27-085. Retaining walls are not reviewed or approved with the site plan / subdivision review and approval process. A separate building permit is required after site plan or subdivision approval is received. *Informational comment – no action required prior to approval.*
5. For sites over five (5) acres, certified SWPPP is required. Contact Lucas Fowler, 801-576-6331, to verify compliance. *Informational comment – no action required prior to approval.*
6. Once site plan has been approved, a Land Disturbance Permit is required prior to construction activities onsite. Permit is obtained through the Engineering Division and is required prior to Building Permit issuance. *Informational comment – no action required prior to approval.*
7. Any work in the public right-of-way will require an Encroachment Permit obtained through the Engineering Division. *Informational comment – no action required prior to approval.*
8. Update drainage report, specifically the tables, to ensure all area totals equal 19.37 acres – i.e. the full site. (Comment repeated below.)
9. Provide exhibit showing the location of the various links and nodes in the drainage report. There is no way to identify "SDCB 1" from the inlet calculations to its location onsite.
10. Four inlets show an upstream spread of more than 6.75 feet with considerable bypass flow. Verify inlet spacing design to reduce spread and bypass flow. (Without having a link and node exhibit, it is impossible to determine if the bypass flow is an issue.)
11. In the drainage report, it indicates the site is 19 acres but only 12 acres are being analyzed (developed). Indicate the remaining area will continue to meet pre-development discharges and is not being modified due to development. Add offsite areas to the calculation tables where the comparison between pre- and post-development flows are shown. *Comment not addressed in fifth/sixth submittal (repeat of comment above).*
12. In the conduit table, pages 57 to 60 of 64 of the PDF, the design capacity of the conduit is less than the calculated flow, indicating the pipeline is surcharged. Open channel flow is required for SD design. Out of 38 conduits shown in table, 12 show surcharging. Verify pipeline design.
13. On sheet 32 of 64 of the drainage report, the table shows the unit hydrograph, but is labeled "Cumulative Precip." It appears that this column is multiplied by the precipitation depth at the top of the page. The next three columns appear to show a cumulative depth of flow, not a flow rate as labeled. There is only one peak intensity identified, but three different storms shown in the calculations. Verify labels and columns. *Fifth/sixth submittal did not label columns or identify purpose of the calculation. The included graph shows flows topping 650 cfs for the 100-year, 1-hour storm. Each table indicated flow rates decreased as the storm duration increased. Verify calculations and include information to determine data (page 33 of 62 in the pdf). Add a narrative on this page describing the calculations.*

14. Grading plan modifies existing fill slope to steepen the slope to the maximum of 2H:1V permitted by code. See cut and fill requirements in DCMC 18-3-060. Keying in the fill, benching, and other mass grading requirements are required. Update note 9 on the grading plans to include the final version of the CMT addendum. *Addendum note added to plan note in fifth/sixth submittal.*
15. Add note to grading plan that all recommendations from Taylor Geotechnical and Simon Associates related to the geotechnical and geologic hazard report are required to be satisfied during site construction.
16. Discharges at the top of the slopes show hatching to the bottom of the slope, without including the swale in the surface. Verify grading does not exceed the 2H:1V maximum slope.
17. There is the potential to have significant runoff from the site, units, and use areas to cause erosion issues on the fill slopes. Provide permanent erosion control to prevent erosion, such as swales, etc., along the top each slope. *Comment addressed in fifth/sixth submittal.*
18. All roof drains shall discharge onto site and into private SD system. These discharges are required to be collected in swales and discharged to the SD system. *This comment will be verified at the building permit review process. No additional action required on this comment.*
19. All improvements within the public right-of-way are required to meet Draper City standards and details. *Informational comment – no additional action required.*
20. The waterline is shown outside the asphalt street on several street bends (Rush Rd & Horsetail Ln), specifically where the sidewalk was removed on the southern part of the site. Relocate to the street.
21. Dimension utility cuts per Draper City Standard Detail ST-19 and ST-21. *Informational comment. No additional response required at this time.*

Geotechnical Review.

Based on our review of the July 12, 2022, CMT letter, TG recommends the City consider the June 27, 2022, CMT addendum letter combined with the July 11, 2022, response letter complete from a geotechnical engineering perspective with the following conditions.

1. TG recommendation No. 2, in the December 13, 2021, TG Geotechnical Engineering Review No. 2 (TG, 2021), is implemented by the City: "Before commencement of mass grading, the City requires a project meeting to review grading and earthwork requirements."
2. Summary of CMT Earthwork Recommendations and Summary of CMT Geotechnical Recommendations for Plan Review in the December 13, 2021, TG Geotechnical Engineering Review No. 2, (TG, 2021), are implemented during Plan Review by the City.
3. On page 2 of the June 27, 2022, CMT document, CMT states:
    - "We also understand that a storm brick system will be constructed at the site to collect and convey stormwater. The storm brick system will discharge water to a couple locations at the fill slope face and water will not be allowed

to drain into the ground below the system."

- Based on a review of Sheet C3.0, Grading and Drainage Plan, and Sheet C7.3, Construction Details, Trailside Townhomes, prepared by Kimley Horn, dated June 6, 2022, it appears the proposed "stormbrick" system will allow water to drain into the ground below the stormwater system.
- If the "stormbrick" system is used as part of the development storm drainage plan, before final permit approval by the City, TG recommends the City REQUIRE CMT to update their global stability analyses of the affected slopes to include seepage pressure derived from the drainage water infiltrating the slope.

4. Under review comment (2) in the July 11, 2022, TG review letter, TG stated:
   - "Should CMT rely on the Geopier/stone column specialty contractor for the design analysis of the Geopiers/stone columns, TG recommends the City request the specialty contractor provide the design analysis for review."

   In response to the comment, the July 12, 2022, CMT response letter stated:
   - "We understand that a specialty contractor will provide settlement analysis for Geopiers/stone columns."
   - Before final building plan permit approval, TG recommends the City REQUIRE CMT to provide the settlement and bearing design analysis for the Geopiers/stone columns for review.

Geologic Hazards Review.

1. Based substantially in and on the reliance of the technical documentation and assurances provided by CMT, including their findings and conclusions, it is SA's opinion the August 26, 2021, CMT report sufficiently characterizes geologic conditions at the 19.36-acre parcel to satisfactorily:
   a. Fulfill the requirements of the Draper City Geologic Hazard Ordinance and;
   b. Evaluate slope stability at the site in accordance with Appendix C of the Draper City Geologic Hazards Ordinance.
2. Based on the requirements of the Draper City Geologic Hazards Ordinance and the technical documentation provided by CMT, Simon Associates recommends Draper City consider the August 26, 2021, CMT Geologic Hazards Study and Geotechnical Engineering Report for Lots 1301 through 1306, Maple Hollow 10, 11, & 13 at Suncrest complete from a geologic perspective.

Fire Division Review.

1. Fire Department Access is required. An unobstructed minimum road width of twenty-six feet exclusive of the shoulders and a minimum height of thirteen feet six inches shall be required. The road must be designed and maintained to support the imposed loads of emergency apparatus. The surface shall be able to provide all weather driving capabilities. The road shall have an inside turning radius of twenty eight feet. There shall be a maximum grade of 10%.

Grades may be checked prior to building permits being issued. This project currently appears to meet this requirement field verification will be required.

a. D103.6.1 Roads 20 to 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096to 7925 mm).
   1) This section requires that parking be prohibited on both sides of narrower fire apparatus access roads. Twenty feet (6096 mm) is the appropriate width needed for two average-size fire trucks to pass one another. If that width is reduced by parking even on one side, it will be potentially difficult for a fire department to undertake emergency operations in that area.

b. D103.6.2 Roads more than 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).
   1) Because this width is more than sufficient for maneuvering at least two fire department vehicles by one another, parking would be allowed on one side.

2. D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6 (see below). Signs shall have a minimum dimension of 12 inches (305mm) wide by 18 inches (457mm) high and have red letters on a white reflective background. Signs shall be, posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2. NO PARKING FIRE LANE signs shall be placed every 250 feet. Please show on plans and this project currently appears to meet this requirement.

3. Fire Hydrants are required. Hydrants are required to be spaced at 450 feet as the hose lays, not as the crow flies for this project. Fire Flow of 2,000 GPM @ 20 PSI residual pressure.

4. Hydrants and Site Access. All hydrants and a form of acceptable temporary Fire Department Access to the site shall be installed and APPROVED by the Fire Department prior to the issuance of any Building Permits. If at any time during

the building phase any of the hydrants or temporary Fire Department Access becomes non-compliant any and all permits could be revoked.

5. No combustible construction shall be allowed prior to hydrant installation and testing by water purveyor. All hydrants must be operational prior to any combustible elements being received or delivered on building site.
6. IFC SECTION 3310 ACCESS FOR FIRE FIGHTING DURING CONSTRUCTION.
    a. 3310.1.1 Required Access. Approved vehicle access for firefighting shall be, provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections. Either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions, shall provide vehicle access. Vehicle access shall be, maintained until permanent fire apparatus access roads are available.
        1) Until permanent fire apparatus access roads are constructed, fire-fighting vehicle access is the means by which fire fighters gain access to the construction or demolition site and building for fire suppression and rescue operations. Such access is an integral component of the fire prevention program. The site superintendent or other person responsible for construction and demolition operations is responsible for maintaining and policing fire-fighter access routes, as pro-vided in Section 3308. Fire apparatus must be able to get within 100 feet (30 480 mm) of any installed fire department connection supplying water to temporary or permanent fire protection systems. Access roads must support the weight of the heaviest vehicle that might respond. The weight requirements are avail-able from the local fire department. All-weather sur-faces are required because the responding fire department should not waste time moving snow or trying to get out of mud.
7. IFC CHAPTER 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION. This section of fire will be enforced. Please make sure the project is maintaining all aspects of this chapter during construction.
8. Fire Sprinklers Required. A deferred submittal for a NFPA 13-D or 13-R fire sprinkler shop drawings are to be sent via email to: Don Buckley at fire.permits@draperutah.gov. A complete set of plans, with manufacturer cut sheets, and hydraulic calculations. Plans must be stamped by a NICET level III or better in Auto Sprinkler Layout. ALL FIRE PROTECTION PLANS REQUIRE 3rd PARTY REVIEW PRIOR TO BE SUBMITTED TO THE DRAPER FIRE DEPARTMENT.
9. Fire Alarm Required if installing a NFPA 13-R Fire Sprinkler. A deferred submittal for fire alarm shop drawings are to be sent via email to the following to: Don Buckley at fire.permits@draperutah.gov. A complete set of plans, with manufacturer cut sheets, and battery calculations. Plans must be stamped by a

NICET level III or better in Fire Alarm Systems. ALL FIRE ALARM PLANS REQUIRE 3rd PARTY REVIEW PRIOR TO BE SUBMITTED TO THE DRAPER FIRE DEPARTMENT.

10. Visible Addressing Required. New and existing buildings shall have approved address numbers plainly legible and visible from the street fronting the property. These numbers shall contrast with their background. All addresses for the above listed buildings will all need to be on the garage side as well as the front side.
11. Plan approval or review shall not, be construed to relieve from or lessen the responsibility of any person designing, owning, operating or controlling any building. Damages to persons or property caused by defects, fire, improper installation, or other emergency conditions that occur in or on the building property shall not hold the Draper City Fire Department as assuming any liability.
12. Visible Addressing Required. New and existing buildings shall have approved address numbers plainly legible and visible from the street fronting the property. These numbers shall contrast with their background. All addresses for the above listed buildings will all need to be on the garage side as well as the front side.

Parks and Recreation Division Review.

1. Note that a potential alignment of the Bonneville Shoreline Trail is planned along the south side of the planned development. Final alignments to be studied and coordinated with property owner at a future date. Accommodations for future trail connections from Development may be considered by Developer.

EXHIBIT B
VICINITY MAP

EXHIBIT C
AERIAL MAP

EXHIBIT D
LAND USE MAP

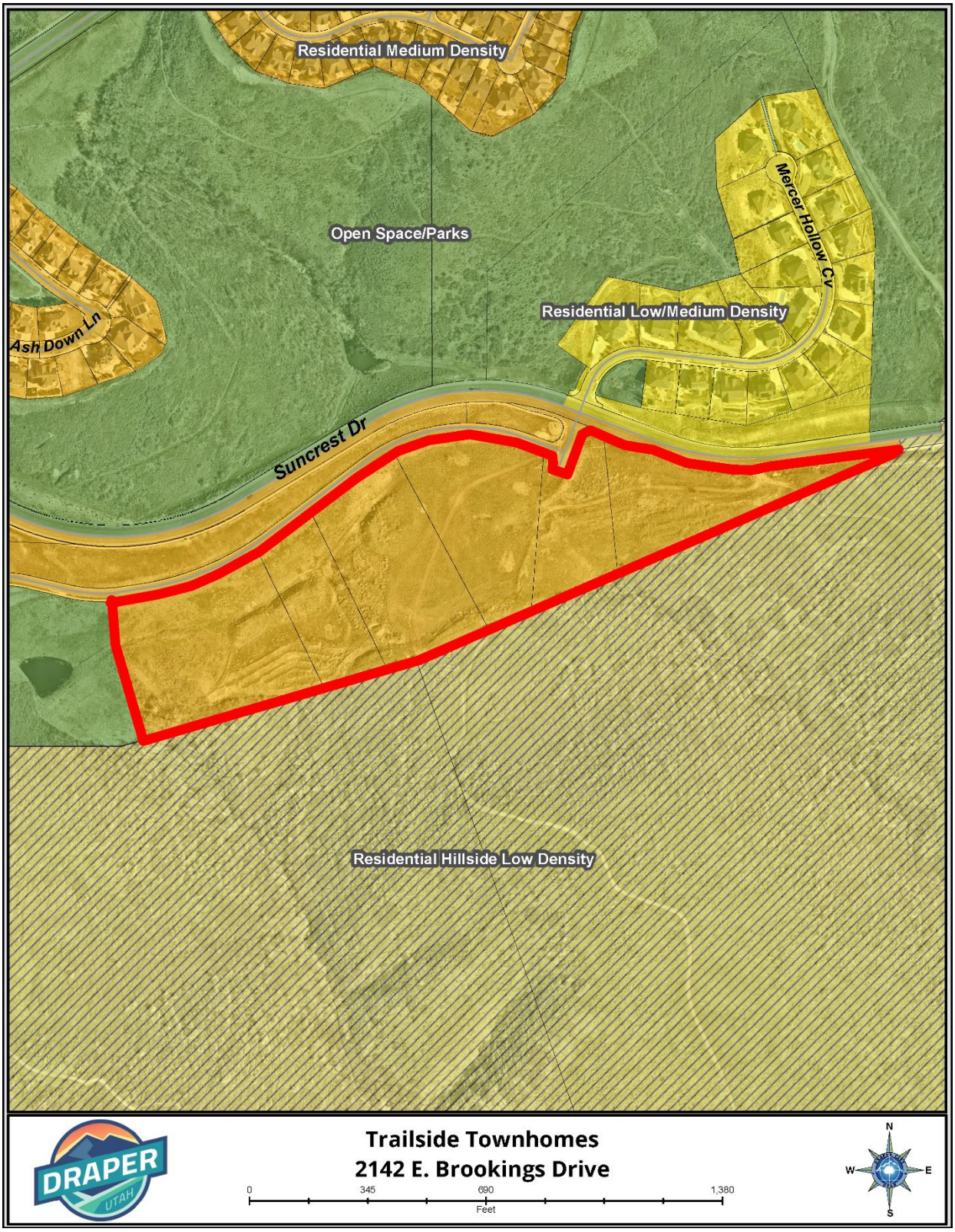


EXHIBIT E
ZONING MAP

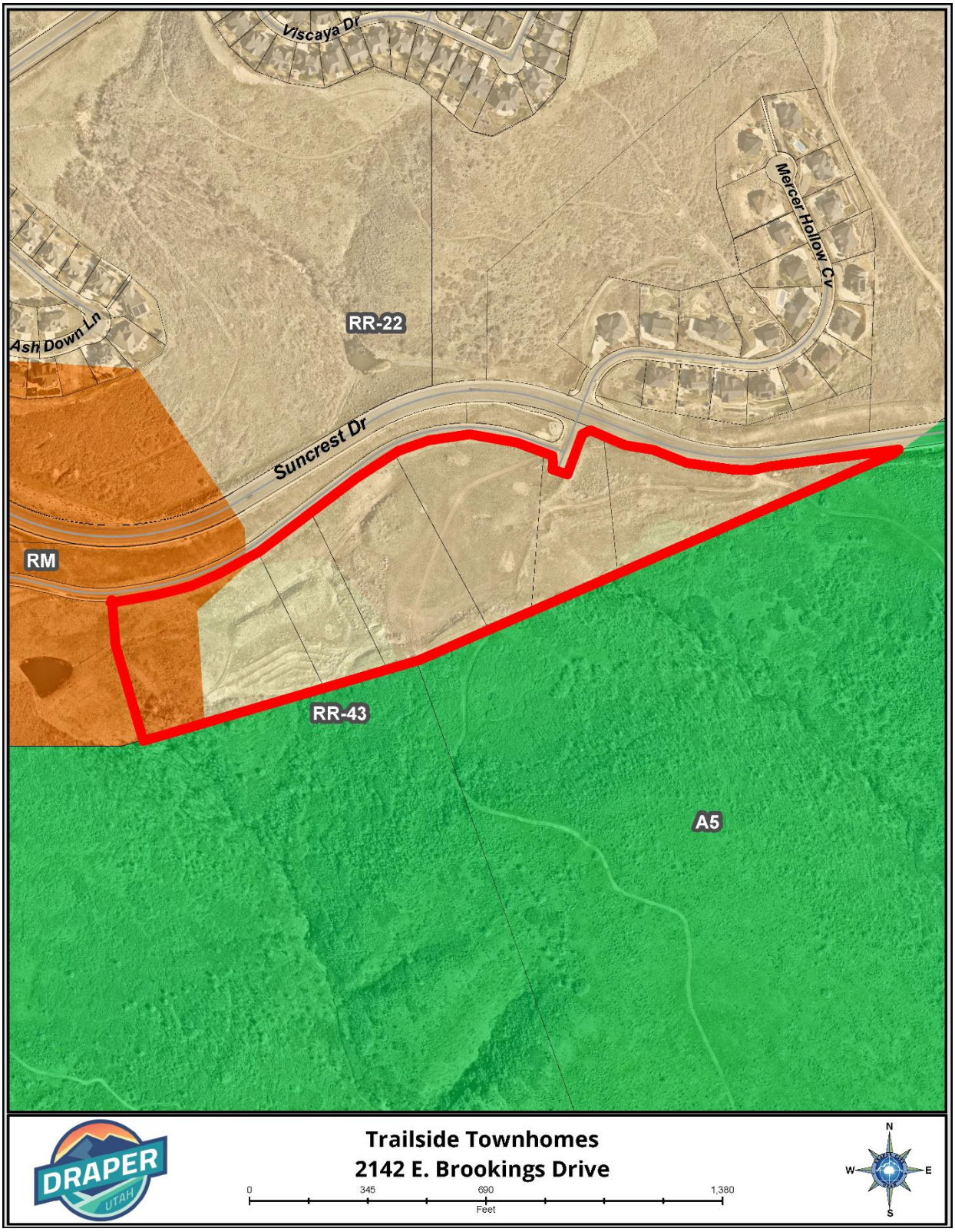


EXHIBIT F
APPEAL DECISION

Brent N. Bateman
DENTONS DURHAM JONES PINEGAR P.C.
3301 N Thanksgiving Way, Suite 400
Lehi, Utah 84043
(801) 375-6600
brent.bateman@dentons.com

Attorneys for Appellants

APPEAL BEFORE THE DRAPER CITY ADMINISTRATIVE HEARING OFFICER

Trailside GP, LLC, Appellants, vs. Draper City, Respondents.	**JOINT MOTION AND STIPULATION FOR ENTRY OF DECISION** Hearing Officer Tim Pack

Appellant Trailside GP, LLC, ("Trailside") and Appellee Draper City ("City") hereby jointly stipulate and move that the Hearing Officer to this administrative appeal enter the proposed Stipulated Decision filed concurrently herewith ("Stipulated Decision"). This Joint Motion and Stipulation for Entry of Decision is a component of a settlement entered into by the parties.

The parties stipulate to a ruling in accordance with the map attached hereto as Exhibit 1. The Hearing Officer will uphold the decision of the Planning Commission in part, and not grant a deviation on Pipeline Street, Levitate Lane, Rush Road running roughly north/south, Zen Way, and along a short distance between the play lawn and the amenity deck along Horsetail Lane. Accordingly, Appellant must install sidewalks in all areas shown in Exhibit A in black lines.

The Hearing Officer will overturn the decision of the Planning Commission in part, and grants the deviation along Rush Road running roughly east/west and those portions of Horsetail Lane except the portion between the play lawn and the amenity deck. Places where deviations are granted are shown on Exhibit A in yellow lines.

DATED this 23rd day of September 2022.

DENTONS DURHAM JONES PINEGAR

Attorney for Appellant

DRAPER CITY

Attorney for Appellee

Brent N. Bateman
DENTONS DURHAM JONES PINEGAR P.C.
3301 N Thanksgiving Way, Suite 400
Lehi, Utah 84043
(801) 375-6600
brent.bateman@dentons.com

Attorneys for Appellants

APPEAL BEFORE THE DRAPER CITY ADMINISTRATIVE HEARING OFFICER

Trailside GP, LLC, Appellants, vs. Draper City, Respondents.	**ORDER ON JOINT MOTION AND STIPULATION FOR ENTRY OF DECISION** Hearing Officer Tim Pack

This matter comes before the Draper City Administrative Hearing Officer on Appellant Trailside GP, LLC, ("Trailside") and Appellee Draper City ("City") Joint Motion and Stipulation for Entry of Decision, filed on September _, 2022.

The Administrative Hearing Officer decides this matter in accordance with the map attached hereto as Exhibit 1. The Hearing Officer upholds the decision of the Planning Commission in part, and does not grant a deviation on Pipeline Street, Levitate Lane, Rush Road running roughly north/south, Zen Way, and along a short distance between the play lawn and the amenity deck along Horsetail Lane. Accordingly, Appellant must install sidewalks in all areas shown in Exhibit A in black lines.

The Hearing Officer overturns the decision of the Planning Commission in part, and grants the deviation along Rush Road and those portions of Horsetail Lane except the portion between the play lawn and the amenity deck. Places where deviations are granted are shown on Exhibit A in yellow lines.

So Ordered:

ADMINISTRATIVE HEARING OFFICER

Timothy R. Pack

Approved as to form:

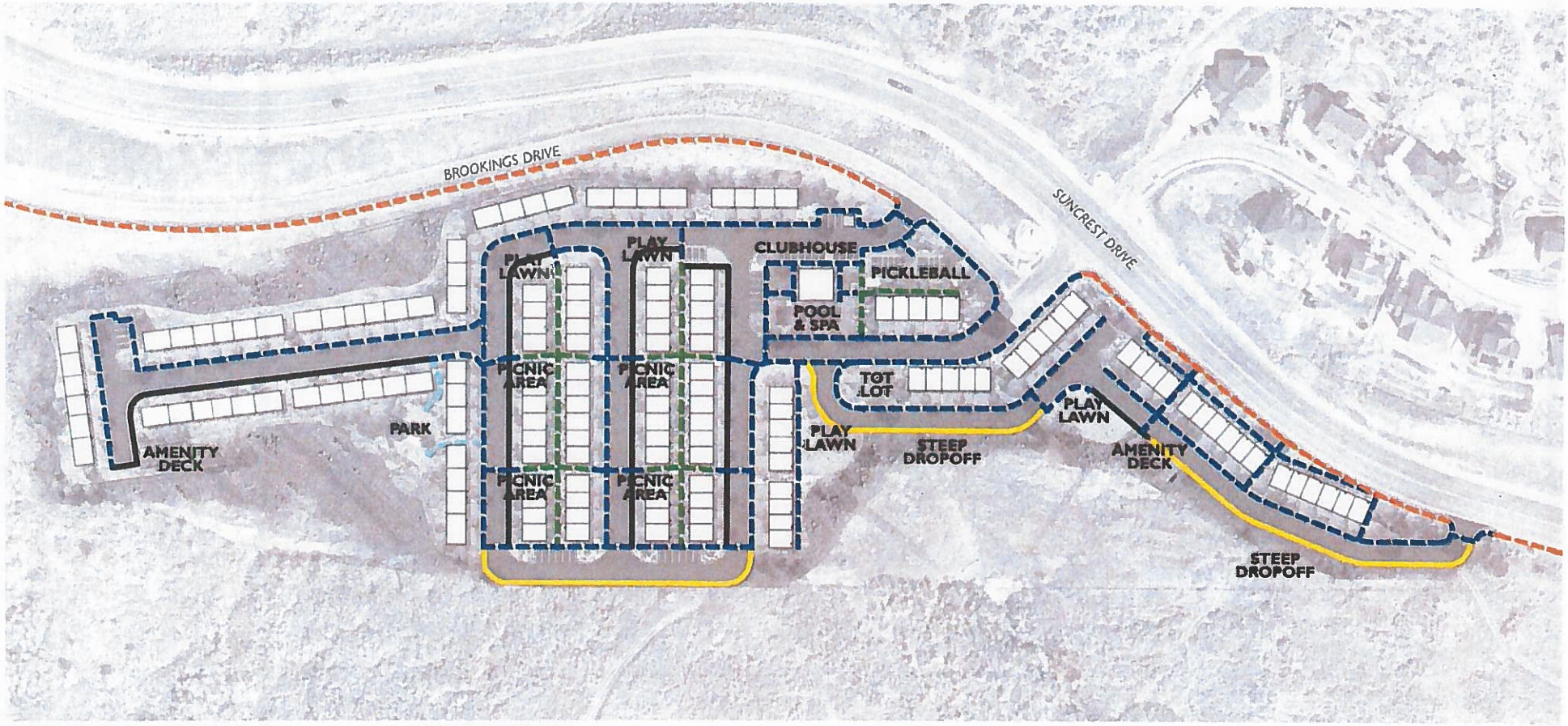
DENTONS DURHAM JONES PINEGAR

Brent N. Bateman
Attorney for Appellant

DRAPER CITY

Mike Barker, Draper City Attorney
Attorney for Appellee

EXHIBIT A



- SIDEWALK / CROSSWALK
- ASPHALT PATH
- PUBLIC SIDEWALK
- CRUSHED GRANITE (OR SIMILIAR) TRAIL
- PROPOSED DEVIATIONS
- PROPOSED ADDITIONAL SIDEWALKS

TRAILSIDE TOWNHOMES
DRAPER, UT

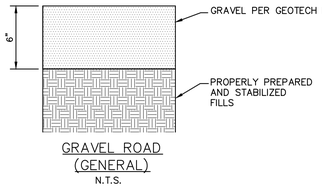
CONCEPT CIRCULATION EXHIBIT
SEPTEMBER 20, 2022

Kimley»Horn

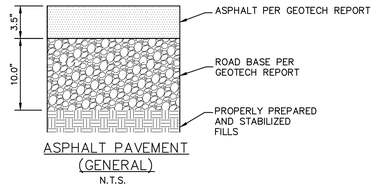
Signature: Timothy R. Pack
Timothy R. Pack (Sep 26, 2022 10:07 MDT)

Email: trp@clydesnow.com

EXHIBIT G
SITE PLAN



GRAVEL ROAD (GENERAL)
N.T.S.



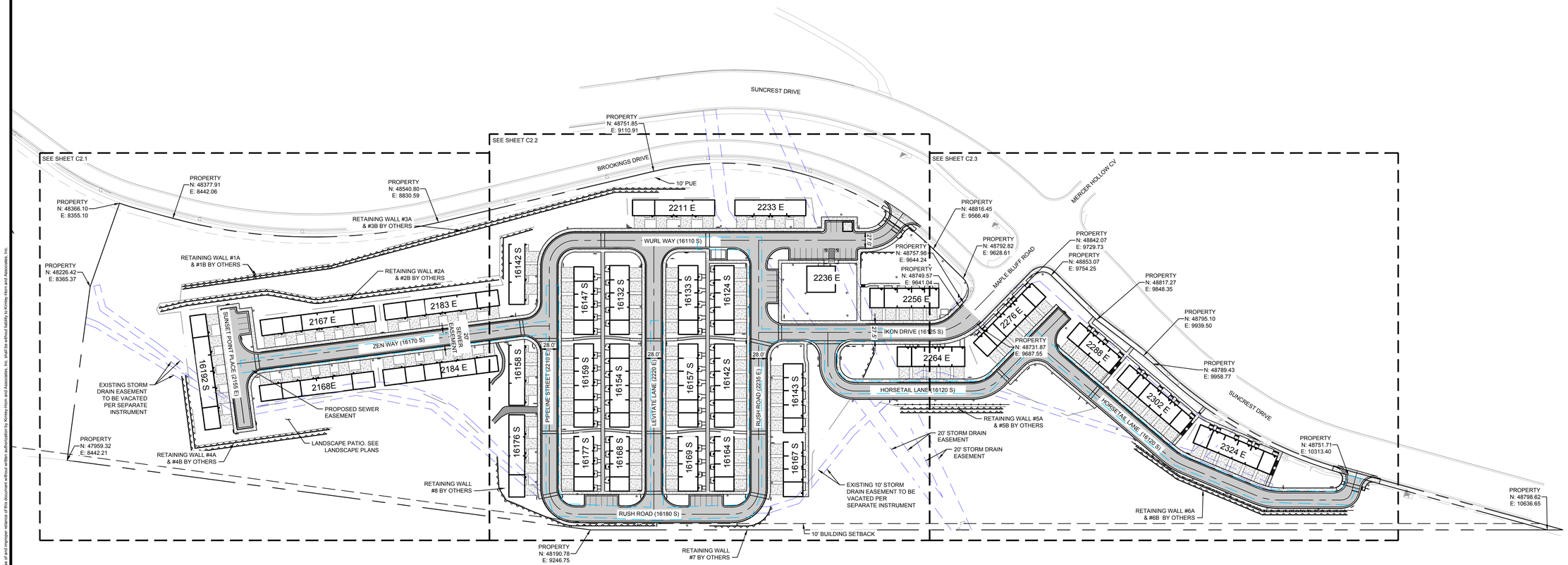
ASPHALT PAVEMENT (GENERAL)
N.T.S.

LEGEND

- PROPERTY LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED SOUTH VALLEY SEWER DISTRICT EASEMENT
- EXISTING SOUTH VALLEY SEWER DISTRICT STORM EASEMENT
- INSTALL CONCRETE PAVEMENT PER KEYNOTES
- PROPOSED ASPHALT PAVEMENT SECTION PER GEOTECH REPORT, SEE DETAIL THIS SHEET.
- PROPOSED CRUSHED GRAVEL TRAIL PER LANDSCAPE ARCHITECTURE PLANS
- PROPOSED GRAVEL ROAD PER GEOTECHNICAL SPECIFICATIONS
- (##) PARKING COUNT

GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
2. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
3. ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
4. TRAILSIDE TOWNHOMES H.O.A. TO MAINTAIN BROOKINGS DR. PARK STRIP PER DRAPER CITY REQUIREMENTS.
5. PARK STRIPS ON BROOKINGS DRIVE AND SUNCREST DRIVE ARE THE RESPONSIBILITY OF THE DEVELOPMENT.
6. FIRE SPRINKLERS SHALL BE PROVIDED.



NORTH

GRAPHIC SCALE IN FEET
0 40 80 160
SCALE (24"X36"): 1" = 80'

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.
BLUE STAKES OF UTAH Utility Notification Center, Inc.
1-800-662-4111
www.bluestakes.org
Dig Safely.
811 Know what's below. Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

	DESCRIPTION	DATE
1		

Kimley»Horn
111 East Broadway, Suite 600 | Salt Lake City, UT 84111 | Tel. No. (385) 212-3176

OVERALL SITE PLAN

TRAILSIDE TOWNHOMES
DRAPER CITY, UTAH

DRAWN BY: JMG 11/2/2022
DESIGNED BY: JMG 11/2/2022
CHECKED BY: AJR 11/2/2022
PROJECT No.: 093855000
SCALE: AS SHOWN

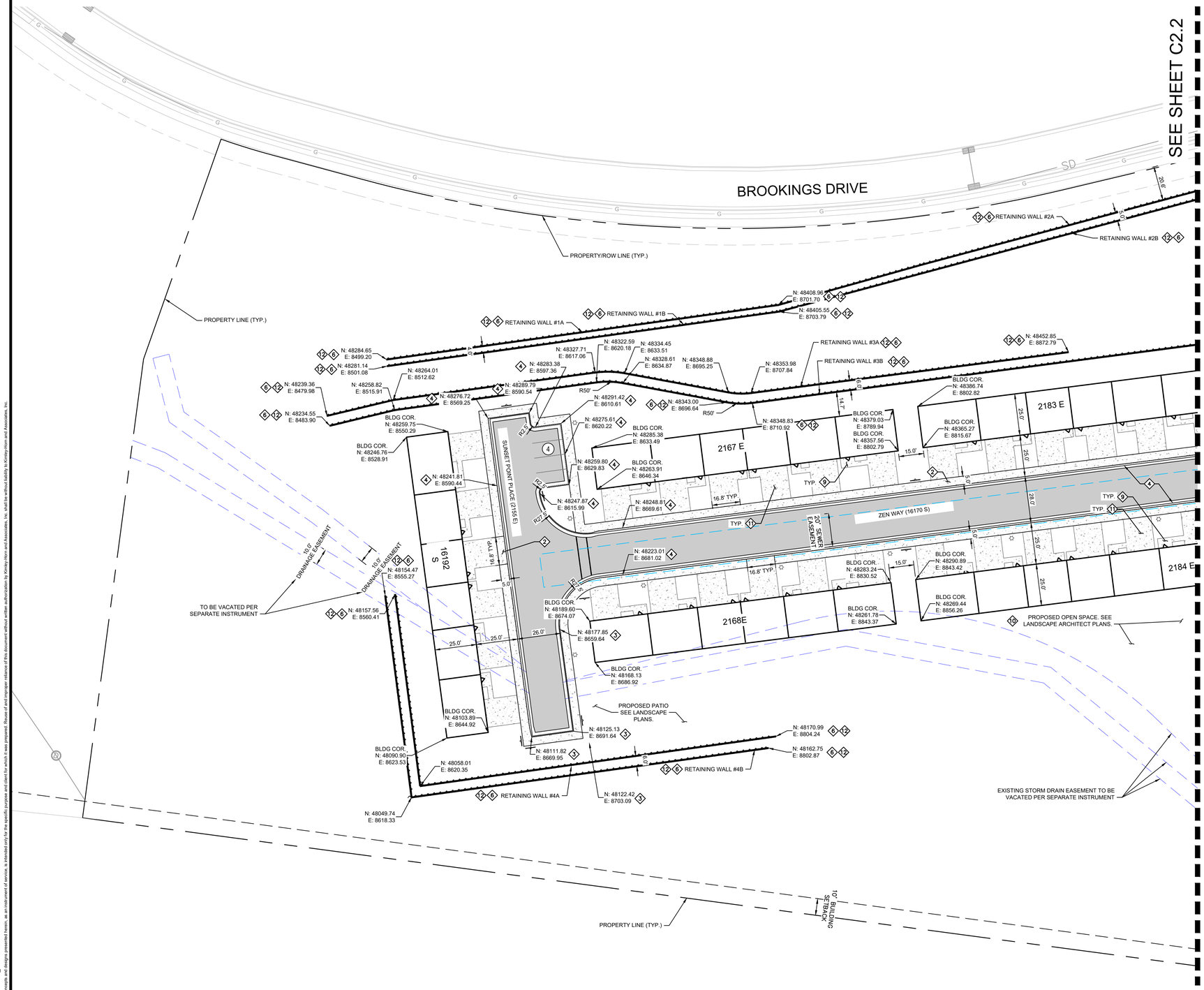
SEAL

LICENSED PROFESSIONAL ENGINEER
AMANDA RISANO
10406986-2202
11.02.2022
STATE OF UTAH

SHEET
C2.0

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance of this document without written authorization by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

User: LYKINS, JON
Date: 11/2/2022 11:45 AM
Path: K:\SLC_CIVIL\093855000_TRAILSIDE TOWNHOMES\CAD\PLANSHEETS\C3.0 OVERALL SITE PLAN.DWG



GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
2. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
3. ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
4. ENCROACHMENT AGREEMENTS REQUIRED FOR ANY PROPOSED ENCROACHMENTS IN THE RIGHT OF WAY. ENCROACHMENT APPLICATIONS ARE NOT ALWAYS APPROVED.
5. SEE SHEETS C4.0 - C4.3 FOR UTILITY DESIGN

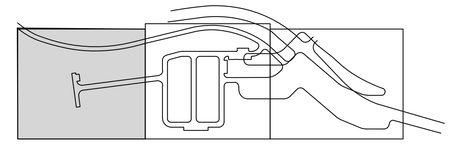
NOTES

1	MATCH EXISTING
2	PROPOSED SIDEWALK PER DRAPER CITY SPECIFICATIONS. SEE DETAILS ON SHEET C7.0.
3	INSTALL 30" CONCRETE CURB AND GUTTER. SEE DETAILS SHEET C7.0.
4	INSTALL TYPE D CURB AND GUTTER PER APWA STANDARD PLAN 205.1. SEE DETAILS ON SHEET C7.0.
5	WATERWAY TRANSITION PER DRAPER CITY SPECIFICATIONS. SEE DETAIL 1 ON SHEET C7.0.
6	PROPOSED RETAINING WALL PER ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND STRUCTURAL PLANS (BY OTHERS). LABELS MEASURE TO CENTERLINE OF WALL.
7	INSTALL CORNER CURB CUT ADA RAMP PER DRAPER CITY SPECIFICATIONS. SEE DETAILS ON SHEET C7.1.
8	INSTALL MIDBLOCK ADA RAMP PER DRAPER CITY SPECIFICATIONS. SEE DETAILS ON SHEET C7.0.
9	ENTRANCE PATIOS PER ARCHITECTURAL PLANS.
10	AMENITY PER LANDSCAPE ARCHITECTURE PLANS.
11	MOUNTABLE CURB DRIVEWAY APPROACH PER APWA STANDARD PLAN 216. SEE DETAILS ON SHEET C7.1.
12	SAFETY RAIL TO BE INSTALLED ON RETAINING WALL PER STRUCTURAL PLANS (BY OTHERS)
13	KEYNOTE UNUSED
14	INSTALL STAIR/STEPS WITH 12" TREADS. SEE GRADING PLANS FOR FINISHED GRADE AT TOP AND BOTTOM OF STAIR/STEP.
15	DEMO EXISTING CURB, GUTTER AND SIDEWALK. INSTALL RADIUS DRIVE APPROACH PER DRAPER CITY STD. PLAN ST-09. REFER TO DETAIL 7 ON SHEET C7.0.
16	INSTALL STAIR/STEPS WITH 11" TREADS. SEE GRADING PLANS FOR FINISHED GRADE AT TOP AND BOTTOM OF STAIR/STEP.
17	INSTALL VEHICULAR GUARDRAIL FOR 20 MPH SPEED. GUARDRAIL DESIGN TO BE PROVIDED BY OTHERS.

LEGEND

- PROPERTY LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED UTILITY EASEMENT
- EXISTING STORM DRAIN EASEMENT
- INSTALL CONCRETE PAVEMENT PER KEYNOTES
- PROPOSED ASPHALT PAVEMENT SECTION PER GEOTECH REPORT. SEE DETAIL ON SHEET C2.0
- PROPOSED GRAVEL ROAD PER GEOTECHNICAL SPECIFICATIONS
- PROPOSED CRUSHED GRAVEL TRAIL PER LANDSCAPE ARCHITECTURE PLANS
- (##) PARKING COUNT
- PROPOSED STREET LIGHT PER SITE ELECTRICAL PLANS BY OTHERS

KEY MAP



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60
SCALE (24"X36"): 1" = 30'

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.
BLUE STAKES OF UTAH Utility Notification Center, Inc.
1-800-662-4111
www.bluestakes.org
Dig Safely.
811 Know what's below. Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

	DESCRIPTION	DATE
1		

Kimley»Horn
111 East Broadway, Suite 600 | Salt Lake City, UT 84111 | Tel. No. (385) 212-3176

SITE PLAN

TRAILSIDE TOWNHOMES
DRAPER CITY, UTAH

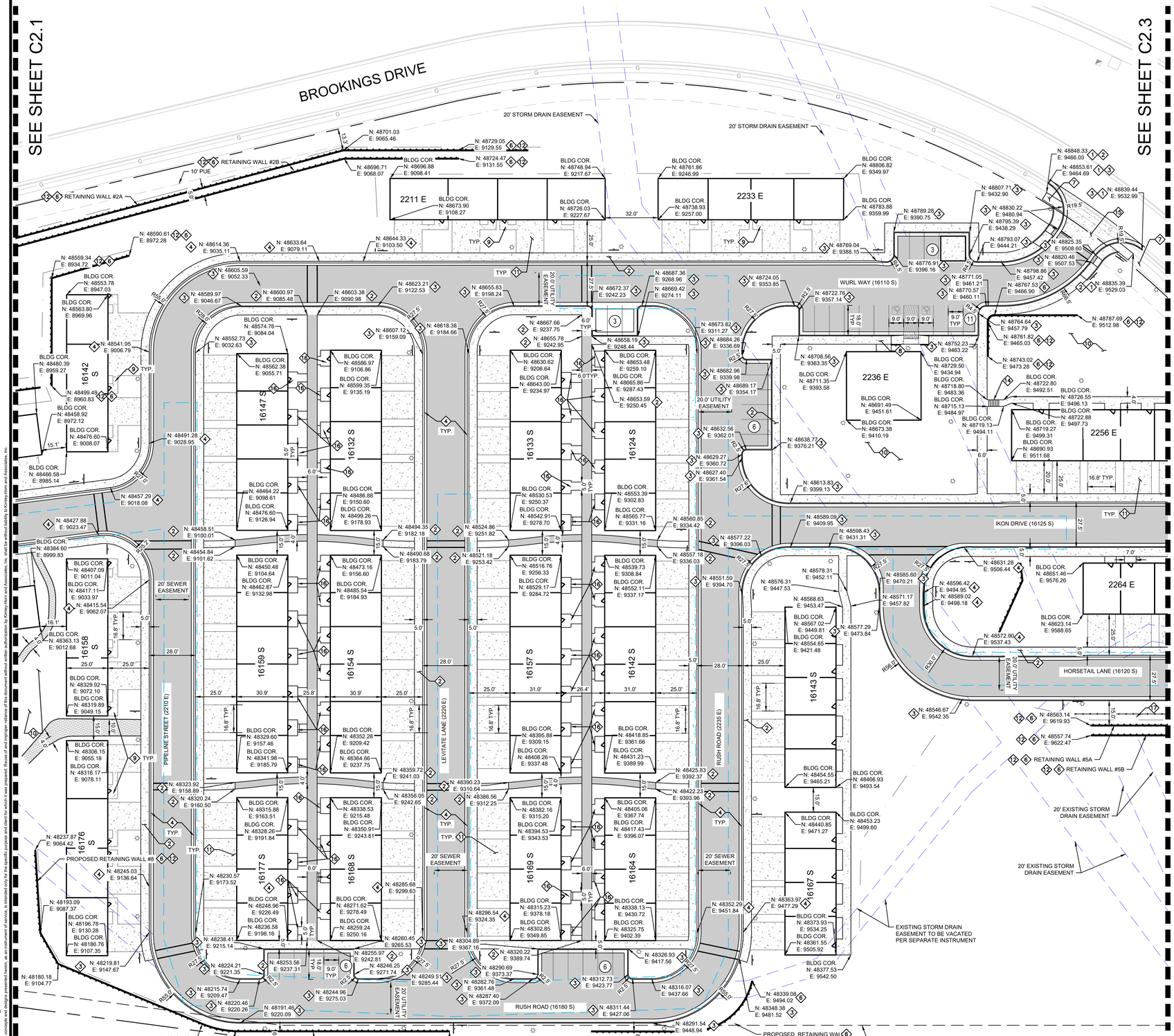
DRAWN BY: JMG 10/13/2022
DESIGNED BY: JMG 10/13/2022
CHECKED BY: AJR 10/13/2022
SCALE: AS SHOWN
PROJECT No.: 093855000

SEAL

LICENSED PROFESSIONAL ENGINEER
AMANDA RISANO
0406986-2202
10.12.2022
STATE OF UTAH

SHEET
C2.1

Date: 10/13/2022 10:42 AM User: LYKINS, JON
Path: K:\SLC_CIVIL\093855000_TRAILSIDE TOWNHOMES\CADD\PLANSHEETS\C3.1 SITE PLAN.DWG
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance of this document without written authorization by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
2. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
3. ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
4. ENCROACHMENT AGREEMENTS REQUIRED FOR ANY PROPOSED ENCROACHMENTS IN THE RIGHT OF WAY. ENCROACHMENT APPLICATIONS ARE NOT ALWAYS APPROVED.
5. SEE SHEETS C4.0 - C4.3 FOR UTILITY DESIGN

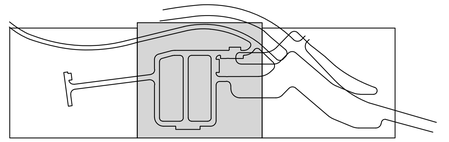
NOTES

1	MATCH EXISTING
2	PROPOSED SIDEWALK PER DRAPER CITY SPECIFICATIONS. SEE DETAILS ON SHEET C7.0.
3	INSTALL 30" CONCRETE CURB AND GUTTER. SEE DETAILS SHEET C7.0.
4	INSTALL TYPE D CURB AND GUTTER PER APWA STANDARD PLAN 205.1. SEE DETAILS ON SHEET C7.0.
5	WATERWAY TRANSITION PER DRAPER CITY SPECIFICATIONS. SEE DETAIL 1 ON SHEET C7.0.
6	PROPOSED RETAINING WALL PER ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND STRUCTURAL PLANS (BY OTHERS). LABELS MEASURE TO CENTERLINE OF WALL.
7	INSTALL CORNER CURB CUT ADA RAMP PER DRAPER CITY SPECIFICATIONS. SEE DETAILS ON SHEET C7.1.
8	INSTALL MIDBLOCK ADA RAMP PER DRAPER CITY SPECIFICATIONS. SEE DETAILS ON SHEET C7.0.
9	ENTRANCE PATIOS PER ARCHITECTURAL PLANS.
10	AMENITY PER LANDSCAPE ARCHITECTURE PLANS.
11	MOUNTABLE CURB DRIVEWAY APPROACH PER APWA STANDARD PLAN 216. SEE DETAILS ON SHEET C7.1.
12	SAFETY RAIL TO BE INSTALLED ON RETAINING WALL PER STRUCTURAL PLANS (BY OTHERS)
13	KEYNOTE UNUSED
14	INSTALL STAIR/STEPS WITH 12" TREADS. SEE GRADING PLANS FOR FINISHED GRADE AT TOP AND BOTTOM OF STAIR/STEP.
15	DEMO EXISTING CURB, GUTTER AND SIDEWALK. INSTALL RADIUS DRIVE APPROACH PER DRAPER CITY STD. PLAN ST-09. REFER TO DETAIL 7 ON SHEET C7.0.
16	INSTALL STAIR/STEPS WITH 11" TREADS. SEE GRADING PLANS FOR FINISHED GRADE AT TOP AND BOTTOM OF STAIR/STEP.
17	INSTALL VEHICULAR GUARDRAIL FOR 20 MPH SPEED. GUARDRAIL DESIGN TO BE PROVIDED BY OTHERS.

LEGEND

- PROPERTY LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED UTILITY EASEMENT
- EXISTING STORM DRAIN EASEMENT
- INSTALL CONCRETE PAVEMENT PER KEYNOTES
- PROPOSED ASPHALT PAVEMENT SECTION PER GEOTECH REPORT. SEE DETAIL ON SHEET C2.0
- PROPOSED GRAVEL ROAD PER GEOTECHNICAL SPECIFICATIONS
- PROPOSED CRUSHED GRAVEL TRAIL PER LANDSCAPE ARCHITECTURE PLANS
- (##) PARKING COUNT
- PROPOSED STREET LIGHT PER SITE ELECTRICAL PLANS BY OTHERS

KEY MAP



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

SCALE (24"X36"): 1" = 30'

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.
BLUE STAKES OF UTAH Utility Notification Center, Inc.
1-800-662-4111
www.bluestakes.org
Dig Safely.
811 Know what's below. Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

DESCRIPTION	DATE

Kimley»Horn
111 East Broadway, Suite 600 | Salt Lake City, UT 84111 | Tel. No. (385) 212-3176

SITE PLAN

TRAILSIDE TOWNHOMES
DRAPER CITY, UTAH

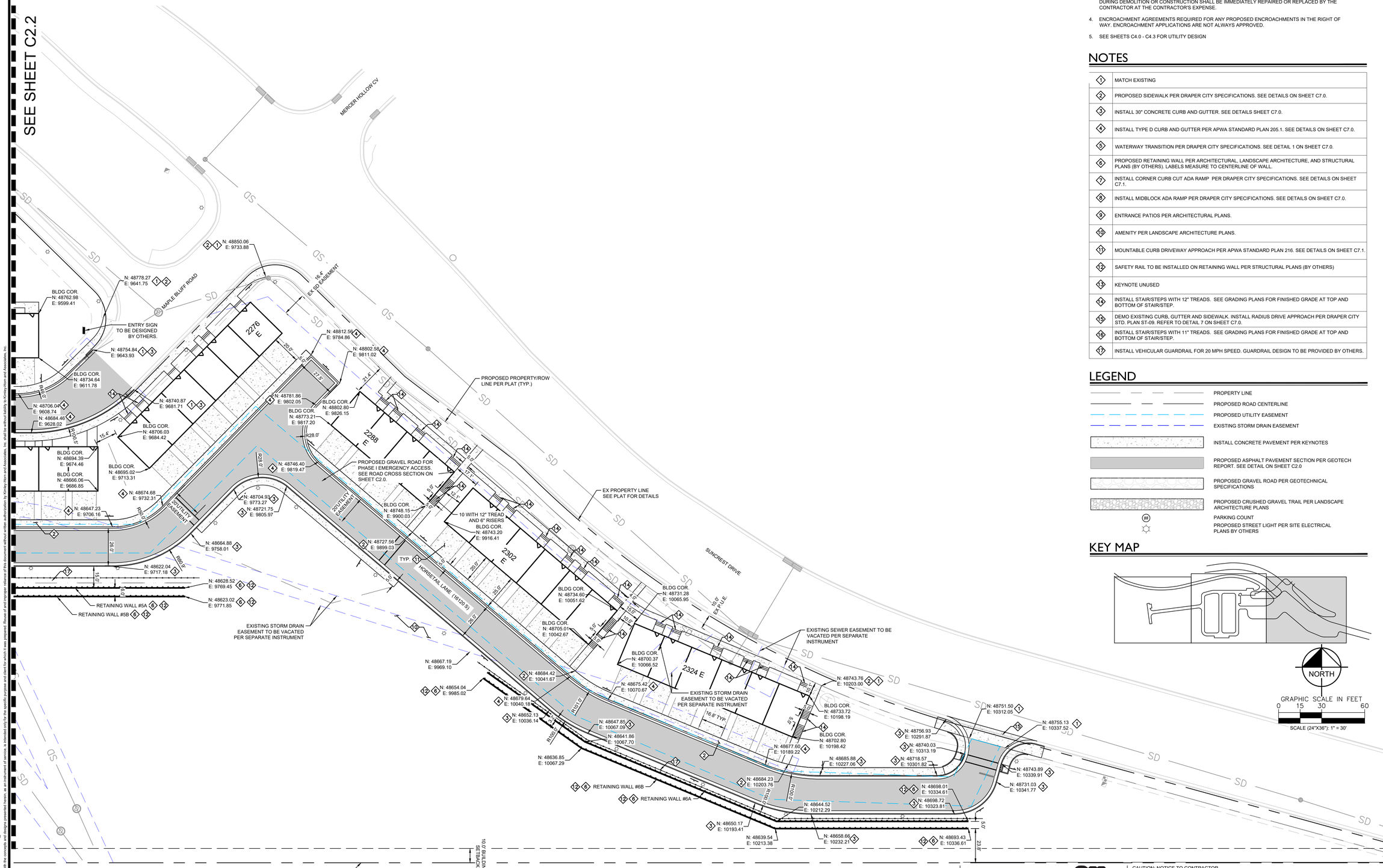
DRAWN BY: JMG 10/13/2022
DESIGNED BY: JMG 10/13/2022
CHECKED BY: AJR 10/13/2022
SCALE: AS SHOWN
PROJECT NO.: 093855000

SEAL

LICENSED PROFESSIONAL ENGINEER
AMANDA RISANO
10406986-2202
10.12.2022
STATE OF UTAH

SHEET
C2.2

Plotted by Kimley-Horn and Associates, Inc.
User: LYKINS, JON
Date: 10/13/2022 10:43 AM
Path: K:\SLC_CIVIL\093855000_TRAILSIDE TOWNHOMES\CADD\PLANSHEETS\C3.1 SITE PLAN.DWG
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance of this document without written authorization by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
2. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
3. ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
4. ENCROACHMENT AGREEMENTS REQUIRED FOR ANY PROPOSED ENCROACHMENTS IN THE RIGHT OF WAY. ENCROACHMENT APPLICATIONS ARE NOT ALWAYS APPROVED.
5. SEE SHEETS C4.0 - C4.3 FOR UTILITY DESIGN

NOTES

1	MATCH EXISTING
2	PROPOSED SIDEWALK PER DRAPER CITY SPECIFICATIONS. SEE DETAILS ON SHEET C7.0.
3	INSTALL 30" CONCRETE CURB AND GUTTER. SEE DETAILS SHEET C7.0.
4	INSTALL TYPE D CURB AND GUTTER PER APWA STANDARD PLAN 205.1. SEE DETAILS ON SHEET C7.0.
5	WATERWAY TRANSITION PER DRAPER CITY SPECIFICATIONS. SEE DETAIL 1 ON SHEET C7.0.
6	PROPOSED RETAINING WALL PER ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND STRUCTURAL PLANS (BY OTHERS). LABELS MEASURE TO CENTERLINE OF WALL.
7	INSTALL CORNER CURB CUT ADA RAMP PER DRAPER CITY SPECIFICATIONS. SEE DETAILS ON SHEET C7.1.
8	INSTALL MIDBLOCK ADA RAMP PER DRAPER CITY SPECIFICATIONS. SEE DETAILS ON SHEET C7.0.
9	ENTRANCE PATIOS PER ARCHITECTURAL PLANS.
10	AMENITY PER LANDSCAPE ARCHITECTURE PLANS.
11	MOUNTABLE CURB DRIVEWAY APPROACH PER APWA STANDARD PLAN 216. SEE DETAILS ON SHEET C7.1.
12	SAFETY RAIL TO BE INSTALLED ON RETAINING WALL PER STRUCTURAL PLANS (BY OTHERS)
13	KEYNOTE UNUSED
14	INSTALL STAIR/STEPS WITH 12" TREADS. SEE GRADING PLANS FOR FINISHED GRADE AT TOP AND BOTTOM OF STAIR/STEP.
15	DEMO EXISTING CURB, GUTTER AND SIDEWALK. INSTALL RADIUS DRIVE APPROACH PER DRAPER CITY STD. PLAN ST-09. REFER TO DETAIL 7 ON SHEET C7.0.
16	INSTALL STAIR/STEPS WITH 11" TREADS. SEE GRADING PLANS FOR FINISHED GRADE AT TOP AND BOTTOM OF STAIR/STEP.
17	INSTALL VEHICULAR GUARDRAIL FOR 20 MPH SPEED. GUARDRAIL DESIGN TO BE PROVIDED BY OTHERS.

LEGEND

- PROPERTY LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED UTILITY EASEMENT
- EXISTING STORM DRAIN EASEMENT
- INSTALL CONCRETE PAVEMENT PER KEYNOTES
- PROPOSED ASPHALT PAVEMENT SECTION PER GEOTECH REPORT. SEE DETAIL ON SHEET C2.0
- PROPOSED GRAVEL ROAD PER GEOTECHNICAL SPECIFICATIONS
- PROPOSED CRUSHED GRAVEL TRAIL PER LANDSCAPE ARCHITECTURE PLANS
- (##) PARKING COUNT
- PROPOSED STREET LIGHT PER SITE ELECTRICAL PLANS BY OTHERS

KEY MAP

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60
SCALE (24"X36"): 1" = 30'

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.
BLUE STAKES OF UTAH Utility Notification Center, Inc.
1-800-662-4111
www.bluestakes.org
Dig Safely.

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

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

	DATE	DESCRIPTION
1		

Kimley»Horn
111 East Broadway, Suite 600 | Salt Lake City, UT 84111 | Tel. No. (385) 212-3176

TRAILSIDE TOWNHOMES
DRAPER CITY, UTAH

SITE PLAN

DRAWN BY: JMG 10/13/2022
DESIGNED BY: JMG 10/13/2022
CHECKED BY: AJR 10/13/2022
SCALE: AS SHOWN
PROJECT No.: 093855000

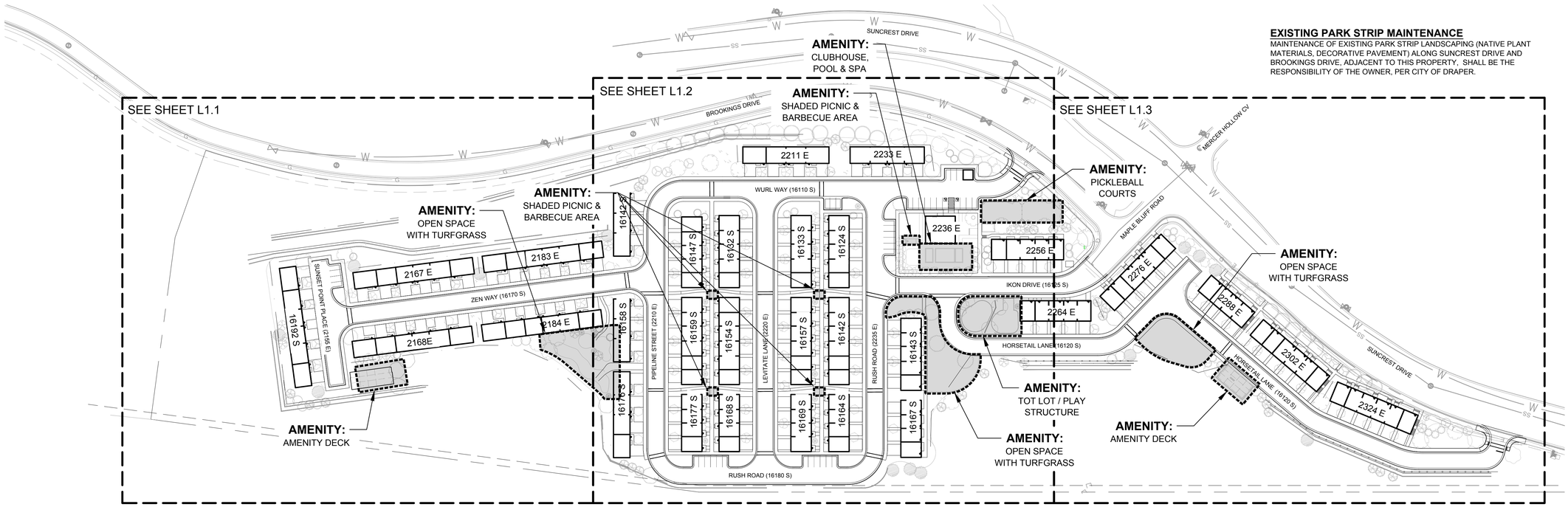
SEAL

LICENSED PROFESSIONAL ENGINEER
AMANDA RISANO
10406986-2202
10.12.2022
STATE OF UTAH

SHEET
C2.3

Date: 10/13/2022 10:43 AM User: LYKINS, JON
Path: K:\SLC_CIVIL\093855000_TRAILSIDE TOWNHOMES\CADD\PLANSHEETS\C3.1 SITE PLAN.DWG
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance of this document without written authorization by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

EXHIBIT H
LANDSCAPE PLAN



EXISTING PARK STRIP MAINTENANCE

MAINTENANCE OF EXISTING PARK STRIP LANDSCAPING (NATIVE PLANT MATERIALS, DECORATIVE PAVEMENT) ALONG SUNCREST DRIVE AND BROOKINGS DRIVE, ADJACENT TO THIS PROPERTY, SHALL BE THE RESPONSIBILITY OF THE OWNER, PER CITY OF DRAPER.

PLANT SCHEDULE

EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	CONT	HEIGHT
	JS	Juniperus scopulorum Rocky Mountain Juniper	---	B&B	6` MIN
	PU	Picea pungens glauca 'Bakeri' Blue Spruce	---	B&B	6` MIN
	PP	Picea pungens glauca 'Fat Albert' Fat Albert Colorado Blue Spruce	---	B&B	6` MIN
	PC	Pinus cembroides edulis Pinyon Pine	---	B&B	6` MIN
	PF	Pinus flexilis `Vanderwolf`s Pyramid` Vanderwolf`s Pyramid Limber Pine	---	B&B	6` MIN

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	CONT	HEIGHT
	AH	Acer tataricum 'GarAnn' TM Hot Wings Tatarian Maple	1" Cal.	B&B	6` MIN
	AU	Amelanchier utahensis Utah Serviceberry MULTI-STEM, 3-4 CANES	1" Cal.	B&B	6` MIN
	AB	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Apple Serviceberry SINGLE TRUNK, UPRIGHT	1-1/2" Cal.	B&B	6` MIN
	CP	Crataegus laevigata 'Paul's Scarlet' Paul's Scarlet English Hawthorn	1" Cal.	B&B	6` MIN
	CL	Crataegus x lavallei Hawthorn	1" Cal.	B&B	6` MIN
	LE	Liriodendron tulipifera 'JFS-Oz' TM Emerald City Tulip Poplar	1" Cal.	B&B	8` MIN
	PV	Prunus virginiana 'Canada Red' Canada Red Chokecherry	1" Cal.	B&B	6` MIN
	QG	Quercus gambelii Gambel Oak MULTI-STEM, 3-4 CANES	1-1/2" Cal.	B&B	6` MIN

SHADE TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	CONT	HEIGHT
	AG	Acer grandidentatum Bigtooth Maple	2" Cal.	B&B	10` - 12`
	AW	Acer truncatum x platanoides 'Keithsform' TM Norwegian Sunset Maple	2" Cal.	B&B	10` - 12`
	AN	Acer x freemanii 'Autumn Blaze' Autumn Blaze Maple	2" Cal.	B&B	10` - 12`
	QM	Quercus macrocarpa Burr Oak	2" Cal.	B&B	12` - 14`
	TG	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	2" Cal.	B&B	10` - 12`

SHADE TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	CONT	HEIGHT
	UF	Ulmus carpinifolia x parvifolia 'Frontier' Frontier Elm	2" Cal.	B&B	12` - 14`
	ZV	Zelkova serrata 'Village Green' Village Green Sawleaf Zelkova	2" Cal.	B&B	12` - 14`

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING
	BT	Berberis thunbergii 'Limoncello' Barberry Limoncello	5 gal.		
	CD	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	1 gal.		
	CK	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red Twig Dogwood	---		
	EA	Euonymus alatus Burning Bush	1 gal.		
	JH	Juniperus horizontalis Creeping Juniper	5 gal.		
	LH	Lavandula angustifolia `Hidcote Blue` Hidcote Blue English Lavender	1 gal.		
	LL	Ligustrum vulgare 'Lodense' Lodense Privet	2 gal.		
	PL	Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage	1 gal.		
	PB	Physocarpus opulifolius 'Monlo' TM Diabolo Ninebark	1 gal.		
	PP2	Pinus mugo 'Pumilio' Dwarf Mugo Pine	5 gal.		
	PY	Prunus besseyi Sand Cherry	1 gal.		
	RG	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	1 gal.		
	RG2	Ribes alpinum 'Green Mound' Green Mound Alpine Currant	1 gal.		
	SP	Salix purpurea 'Nana' Dwarf Purple Osier Willow	1 gal.		
	SA	Symphoricarpos albus Common White Snowberry	1 gal.		
	VB	Viburnum trilobum 'Bailey Compact' Bailey's Compact Cranberrybush	1 gal.		

GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE
	AR2	Andropogon gerardii 'Red October' Red October Big Bluestem	1 gal.	
	CA	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	1 gal.	
	FS	Festuca idahoensis 'Siskiyou Blue' Siskiyou Blue Fescue	1 gal.	
	HS	Helictotrichon sempervirens Blue Oat Grass	1 gal.	
	PH	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	1 gal.	
	PH2	Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass	1 gal.	
	SL	Schizachyrium scoparium 'Blaze' Little Bluestem	1 gal.	

NATIVE SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE
	AR	Artemisia tridentata Big Sagebrush	2 gal.	

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	NS1	Native Seed Mix 'A' Native Grasses and Shrubs (Hillside) 30% Crested Wheatgrass 15% Slender Wheatgrass 10% Western Wheatgrass 25% Intermediate Wheatgrass 10% Yellow Sweet Clover 3% Blue Flax 2% Western Yarrow 3% Yellow Rabbitbrush 2% Basin Sagebrush Suggested seedign rate: 15 lbs/acre	seed	Hydroseed
	NS2	Native Seed Mix 'B' Native Grass (Low) 30% Sheep Fescue, 20% Chewing Fescue, 20% Creeping Red Fescue, 25% Hard Fescue, 5% Idaho Bent Grass Suggested seedign rate: 15 lbs/acre	seed	Hydroseed

CITY OF DRAPER

TITLE 9 LANDSCAPE REQUIREMENTS

SITE DATA

GROSS SITE AREA (SEE SITE PLAN):	843,757.20 SF (19.37 AC)
BUILDING FOOTPRINT:	109,064 SF
TOTAL UNITS:	149

9-23-070 TREE AND VEGETATION PROTECTION

TREE PROTECTION: N/A (NO EXISTING TREES >4")

9-23-090 PERIMETER LANDSCAPING

BROOKINGS DRIVE (LOCAL STREET) (1,411 LF)	REQUIRED	PROVIDED
SHADE TREES (2 PER 100 LF):	28	28 *

SUNCREST DRIVE (MINOR ARTERIAL) (922 LF)	REQUIRED	PROVIDED
SHADE TREES (2 PER 100 LF):	18	18 *
ORNAMENTAL TREES (1 PER 100 LF):	9	9 *
SHRUBS (12 PER 100 LF):	111	114
PLANT BEDS (100 SF PER 100 LF):	922 SF	990 SF

9-23-100 PARKING LOT LANDSCAPING

	REQUIRED	PROVIDED
LANDSCAPE AREA (10% OF PARKING LOT AREA):	2,670 SF	4,100 SF
SHADE TREES (1 PER ISLAND / 1 PER 300 SF):	10	6 **

9-23-110 LAND USE BUFFERS

N/A - ALL ADJACENT ZONE / USES MATCH ZONE / USE OF THIS PROPERTY (9-23-110.B)

9-32-030 E. COMMON OPEN SPACE

OPEN SPACE REQUIRED (30% OF GROSS AREA):	253,127.16 SF
OPEN SPACE PROVIDED	
• NATURAL OPEN SPACE (<30% SLOPE):	94,706 SF
• NATURAL OPEN SPACE (>30% SLOPE):	98,123 SF (30% OF TOTAL)
• IMPROVED CLUSTERS (AMENITY AREAS):	54,796 SF
• VISUAL RELIEF (YARDS, PARKSTRIPS, ETC.):	43,260 SF
TOTAL COMMON OPEN SPACE PROVIDED:	290,885 SF (34%)

9-32-030 F. RECREATIONAL AMENITIES

AMENITIES REQUIRED (1 PER 50 UNITS):	3 (149 UNITS)
AMENITIES PROVIDED:	6

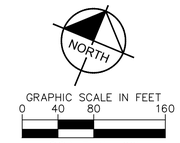
TOT LOT / PLAY STRUCTURE; PICNIC TABLE & BARBECUE AREA(S) WITH SHADE STRUCTURE(S); SWIMMING POOL & HOT TUB; SPORTS COURTS (PICKLEBALL); AMENITY DECKS; COMMUNITY OPEN SPACE WITH TURF GRASS

INDOOR SOCIAL GATHERING AREA: MIN. 1,000 SF REQUIRED / 1,040 SF PROVIDED
OUTDOOR SOCIAL FUNCTION AREA: MIN. 1,000 SF REQUIRED / 1,827 SF PROVIDED

NOTES:

* PERIMETER TREE PLANTINGS ARE LOCATED TO PROVIDE GREATEST SCREENING AND BENEFIT TO THE COMMUNITY AND WITHIN DISTURBED AREAS ONLY TO PROTECT EXISTING UNDISTURBED VEGETATION AREAS.

** PARKING LOT TREES OMITTED IN ISLANDS WITH UNDERGROUND DETENTION CONFLICTS. REQUIRED TREES PLACED IN NEARBY LANDSCAPE AREAS.



CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.
BLUE STAKES OF UTAH Utility Notification Center, Inc.
1-800-662-4111
www.bluestakes.org
Dig Safely.
811 Know what's below. Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

	DATE	DESCRIPTION
1		

Kimley»Horn
111 East Broadway, Suite 600 | Salt Lake City, UT 84111 | Tel. No. (385) 212-3176

OVERALL LANDSCAPE AND AMENITY CONCEPT PLAN

TRAILSIDE TOWNHOMES
DRAPER CITY, UTAH

DRAWN BY: LTE 10/12/2022
DESIGNED BY: LTE 10/12/2022
CHECKED BY: CMR 10/12/2022
SCALE: AS SHOWN
PROJECT No.: 093855000

SEAL

State of Utah
Christopher M. Rose
CHRISTOPHER M ROSE
No. 9112943-5301
Licensed Landscape Architect
10.12.2022

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET
LI.0

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance of this document without written authorization by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Date: 10/12/2022 6:58 PM User: ROSE, CHRIS
Path: K:\SLC_CIVIL\093855000_TRAILSIDE TOWNHOMES\CAD\PLANSHEETS\L1.0 OVERALL LANDSCAPE PLAN.DWG

EXHIBIT I
ELEVATIONS

C.C. BUILDING ELEVATION MATERIALS:

NON-BRICK MATERIALS - 42 SF (3%)
- METAL - 42 SF (3%)

BRICK - 1,284 SF (97%)
TOTAL - 2,160 SF

POOL MECH. BUILDING ELEVATION MATERIALS:

BRICK - 651 SF (100%)
TOTAL - 651 SF

TOTAL RESIDENTIAL BUILDING ELEVATION MATERIALS:

- NON-BRICK MATERIALS - 72,291 SF (35%)
- SIDING - 44,918 SF (22%)
- METAL - 27,373 SF (13%)

BRICK - 139,080 SF (66%)
TOTAL - 211,371 SF

// FINISH SCHEDULE

W1A
- WALL FINISH 1A:
- HARDIE VERTICAL SIDING - ARCTIC WHITE

W1B
- WALL FINISH 1B:
- HARDIE VERTICAL SIDING - EVENING BLUE

W1C
- WALL FINISH 1C:
- HARDIE VERTICAL SIDING - MOUNTAIN SAGE

W2A
- WALL FINISH 2A:
- INTERSTATE BRICK - ARCTIC WHITE

W2B
- WALL FINISH 2B:
- INTERSTATE BRICK - MIDNIGHT BLACK

W3
- WALL FINISH 3:
- BREAK METAL

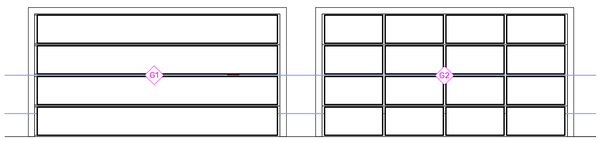
R1
- ROOF FINISH:
- IKO CAMBRIDGE SHINGLES - WEATHERWOOD

G1A
- GARAGE DOOR 1 - FINISH 1:
- DARK GRAY PAINT

G1B
- GARAGE DOOR 1 - FINISH 2:
- DARK BRONZE PAINT

G2A
- GARAGE DOOR 2 - FINISH 1:
- DARK GRAY PAINT

G2B
- GARAGE DOOR 2 - FINISH 2:
- DARK BRONZE PAINT



B2 GARAGE DOOR STYLES 1 & 2
SCALE: 1/4" = 1'-0"

W1A

W1B

W1C

W3

W2A

W2B

R1

Designs Of Tomorrow - Architecture
1063 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258

STATE OF UTAH
JONATHAN LEE
No. 10724976-0301
LICENSED ARCHITECT

REVISIONS:

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. &
SUNCREST DR.

CONTRACT DOCS

DATE: 10/13/2022
NUMBER: 21020

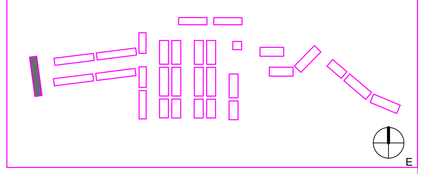
EXTERIOR FINISHES

A200

C:\Users\tlee\Documents\21020 - IKON Draper Townhomes_dlg_LEGATE_JLA_V22_tlee1ee@r17DHK.rvt

// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE VERTICAL SIDING - ARCTIC WHITE
- W1B — WALL FINISH 1B:
  - HARDIE VERTICAL SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE VERTICAL SIDING - MOUNTAIN SAGE
- W2A — WALL FINISH 2A:
  - INTERSTATE BRICK - ARCTIC WHITE
- W2B — WALL FINISH 2B:
  - INTERSTATE BRICK - MIDNIGHT BLACK
- W3 — WALL FINISH 3:
  - BREAK METAL
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - DARK GRAY PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BRONZE PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - DARK GRAY PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BRONZE PAINT



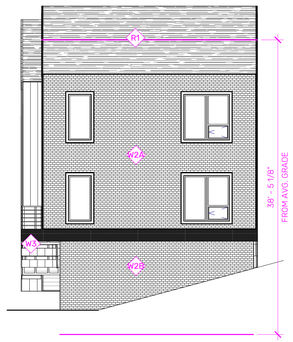
TOTAL BUILDING ELEVATION MATERIALS:

NON-BRICK MATERIALS - 4,021 SF (40%)
- SIDING - 2,810 SF (28%)
- METAL - 1,211 SF (12%)

BRICK - 6,103 SF (60%)
TOTAL - 10,124 SF

NON-BRICK MATERIALS - 61 SF (9%)
- METAL - 61 SF (9%)

BRICK - 594 SF (91%)
TOTAL - 655 SF



B1 BUILDING 01 - N.W. ELEVATION
SCALE: 1/8" = 1'-0"

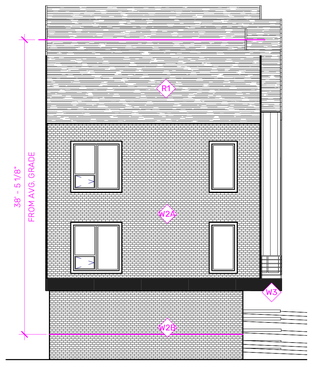
NON-BRICK MATERIALS - 1,735 SF (47%)
- SIDING - 1,182 SF (32%)
- METAL - 553 SF (15%)

BRICK - 1,969 SF (53%)
TOTAL - 3,704 SF

B5 BUILDING 01 - N.E. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 61 SF (9%)
- METAL - 61 SF (9%)

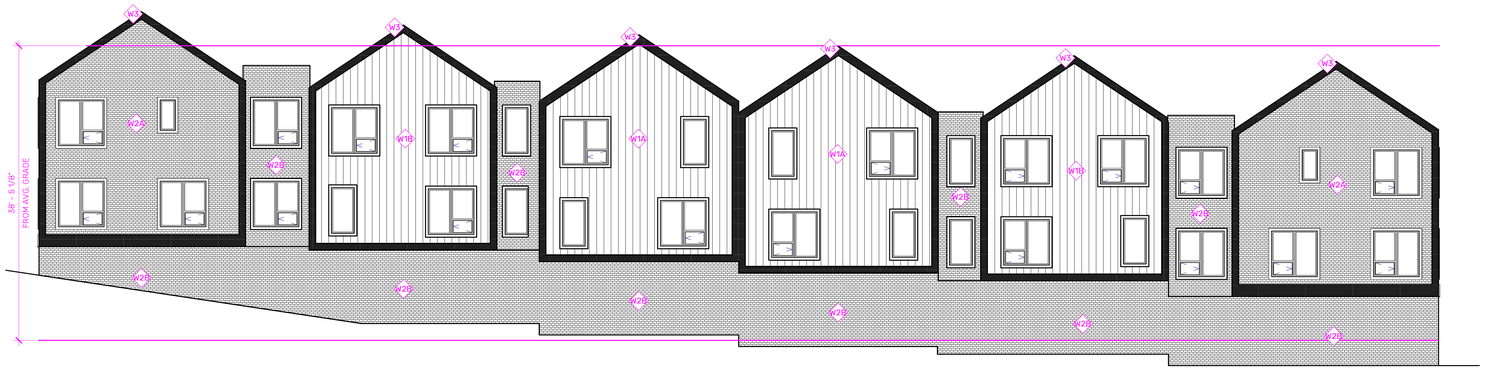
BRICK - 649 SF (91%)
TOTAL - 710 SF



A1 BUILDING 01 - S.E. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 2,164 SF (42%)
- SIDING - 1,628 SF (32%)
- METAL - 536 SF (11%)

BRICK - 2,891 SF (57%)
TOTAL - 5,055 SF



A5 BUILDING 01 - S.W. ELEVATION
SCALE: 1/8" = 1'-0"

Designs Of Tomorrow - Architecture
1063 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258

STATE OF UTAH
JONATHAN LEE
No. 10724976-0301
LICENSED ARCHITECT

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. &
SUNCREST DR.

CONTRACT DOCS

DATE: 10/13/2022
NUMBER: 21020

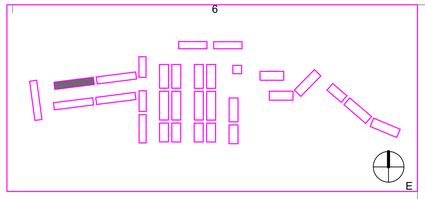
EXTERIOR ELEVATIONS - BLDG 01 (16162 S SUNSET POINT)

A201

C:\Users\info\Documents\21020 - IKON Draper Townhomes_stlg_jEKWTLJLVJ2_wx2.rvt

// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE VERTICAL SIDING - ARCTIC WHITE
- W1B — WALL FINISH 1B:
  - HARDIE VERTICAL SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE VERTICAL SIDING - MOUNTAIN SAGE
- W2A — WALL FINISH 2A:
  - INTERSTATE BRICK - ARCTIC WHITE
- W2B — WALL FINISH 2B:
  - INTERSTATE BRICK - MIDNIGHT BLACK
- W3 — WALL FINISH 3:
  - BREAK METAL
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - DARK GRAY PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BRONZE PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - DARK GRAY PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BRONZE PAINT



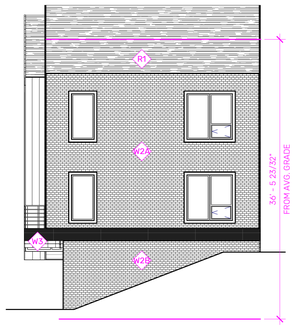
TOTAL BUILDING ELEVATION MATERIALS:

NON-BRICK MATERIALS - 4,021 SF (43%)
- SIDING - 2,810 SF (30%)
- METAL - 1,211 SF (13%)

BRICK - 5,448 SF (57%)
TOTAL - 9,368 SF

NON-BRICK MATERIALS - 61 SF (10%)
- METAL - 61 SF (10%)

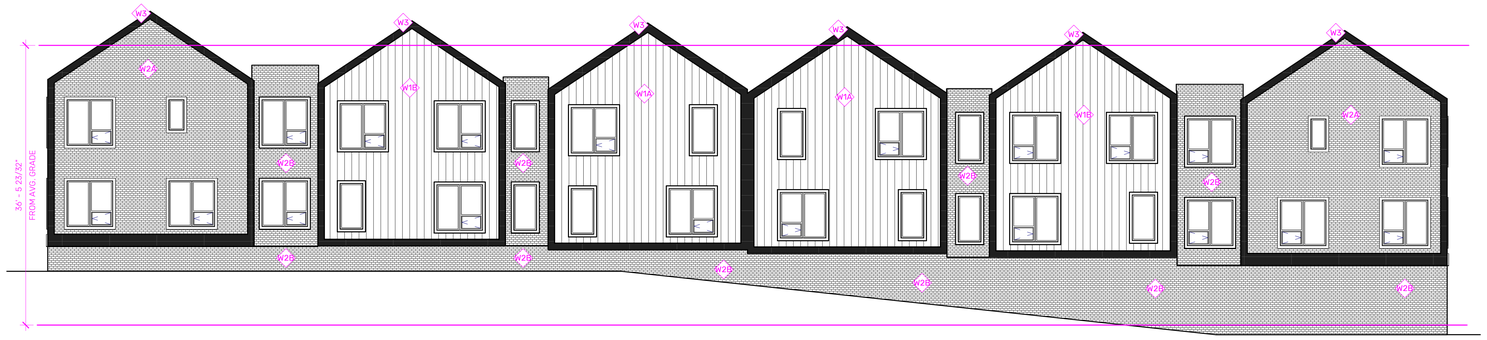
BRICK - 545 SF (90%)
TOTAL - 606 SF



B1 BUILDING 02 - N.E. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 2,164 SF (49%)
- SIDING - 1,628 SF (37%)
- METAL - 536 SF (12%)

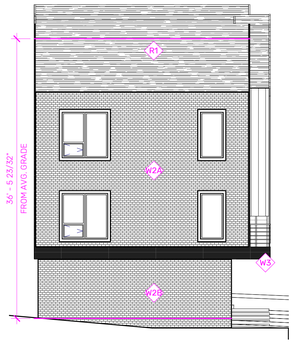
BRICK - 2,294 SF (51%)
TOTAL - 4,458 SF



B5 BUILDING 02 - N.W. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 61 SF (9%)
- METAL - 61 SF (9%)

BRICK - 640 SF (91%)
TOTAL - 701 SF



A1 BUILDING 02 - S.W. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 1,735 SF (47%)
- SIDING - 1,182 SF (32%)
- METAL - 553 SF (15%)

BRICK - 1,969 SF (53%)
TOTAL - 3,704 SF

A5 BUILDING 02 - S.E. ELEVATION
SCALE: 1/8" = 1'-0"

Designs Of Tomorrow - Architecture
1063 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258

STATE OF UTAH
JONATHAN LEE
No. 10724976-0301
LICENSED ARCHITECT

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

CONTRACT DOCS

DATE: 10/13/2022
NUMBER: 21020

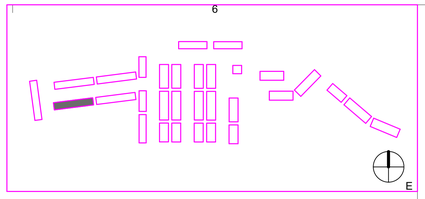
EXTERIOR ELEVATIONS - BLDG 02 (2167 ZEN WAY)

A202

C:\Users\efo\Documents\21020 - IKON Draper Townhomes_qtp_LATEST_EA_V22.Jon.Peeler.TCM.rvt

// FINISH SCHEDULE

- W1A — WALL FINISH 1A: HARDIE VERTICAL SIDING - ARCTIC WHITE
- W1B — WALL FINISH 1B: HARDIE VERTICAL SIDING - EVENING BLUE
- W1C — WALL FINISH 1C: HARDIE VERTICAL SIDING - MOUNTAIN SAGE
- W2A — WALL FINISH 2A: INTERSTATE BRICK - ARCTIC WHITE
- W2B — WALL FINISH 2B: INTERSTATE BRICK - MIDNIGHT BLACK
- W3 — WALL FINISH 3: BREAK METAL
- R1 — ROOF FINISH: IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1: DARK GRAY PAINT
- G1B — GARAGE DOOR 1 - FINISH 2: DARK BRONZE PAINT
- G2A — GARAGE DOOR 2 - FINISH 1: DARK GRAY PAINT
- G2B — GARAGE DOOR 2 - FINISH 2: DARK BRONZE PAINT



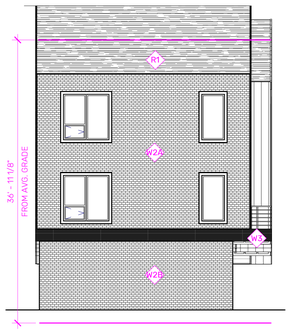
TOTAL BUILDING ELEVATION MATERIALS:

NON-BRICK MATERIALS - 4,021 SF (39%)
- SIDING - 2,810 SF (27%)
- METAL - 1,211 SF (12%)

BRICK - 6,258 SF (61%)
TOTAL - 10,279 SF

NON-BRICK MATERIALS - 61 SF (9%)
- METAL - 61 SF (9%)

BRICK - 649 SF (91%)
TOTAL - 710 SF



B1 BUILDING 03 - N.E. ELEVATION
SCALE: 1/8" = 1'-0"

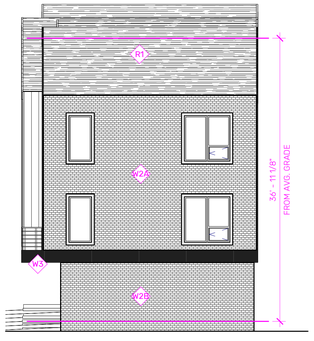
NON-BRICK MATERIALS - 2,164 SF (42%)
- SIDING - 1,628 SF (32%)
- METAL - 536 SF (10%)

BRICK - 2,988 SF (58%)
TOTAL - 5,152 SF

B5 BUILDING 03 - S.E. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 61 SF (9%)
- METAL - 61 SF (9%)

BRICK - 649 SF (91%)
TOTAL - 710 SF



A1 BUILDING 03 - S.W. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 1,735 SF (47%)
- SIDING - 1,182 SF (32%)
- METAL - 553 SF (15%)

BRICK - 1,972 SF (53%)
TOTAL - 3,707 SF

A5 BUILDING 03 - N.W. ELEVATION
SCALE: 1/8" = 1'-0"

Designs Of Tomorrow - Architecture
1063 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258

STATE OF UTAH
JONATHAN LEE
No. 10724976-0301
LICENSED ARCHITECT

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

CONTRACT DOCS

DATE: 10/13/2022
NUMBER: 21020

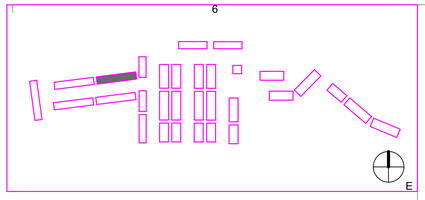
EXTERIOR ELEVATIONS - BLDG 03 (2168 ZEN WAY)

A203

C:\Users\mrfitz\Documents\21020 - IKON Draper Townhomes_R_mrfitz.rvt

// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE VERTICAL SIDING - ARCTIC WHITE
- W1B — WALL FINISH 1B:
  - HARDIE VERTICAL SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE VERTICAL SIDING - MOUNTAIN SAGE
- W2A — WALL FINISH 2A:
  - INTERSTATE BRICK - ARCTIC WHITE
- W2B — WALL FINISH 2B:
  - INTERSTATE BRICK - MIDNIGHT BLACK
- W3 — WALL FINISH 3:
  - BREAK METAL
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - DARK GRAY PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BRONZE PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - DARK GRAY PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BRONZE PAINT



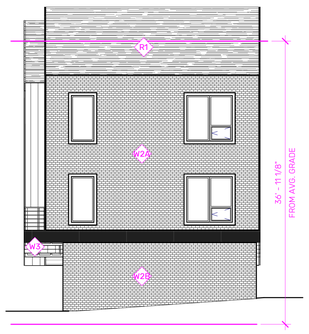
TOTAL BUILDING ELEVATION MATERIALS:

NON-BRICK MATERIALS - 4,021 SF (43%)
- SIDING - 2,810 SF (30%)
- METAL - 1,211 SF (13%)

BRICK - 5,278 SF (57%)
TOTAL - 9,299 SF

NON-BRICK MATERIALS - 61 SF (9%)
- METAL - 61 SF (9%)

BRICK - 631 SF (91%)
TOTAL - 692 SF



B1 BUILDING 04 - N.E. ELEVATION
SCALE: 1/8" = 1'-0"

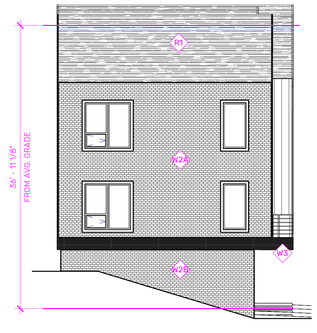
NON-BRICK MATERIALS - 1,735 SF (47%)
- SIDING - 1,182 SF (32%)
- METAL - 553 SF (15%)

BRICK - 1,969 SF (53%)
TOTAL - 3,704 SF

B5 BUILDING 04 - S.E. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 61 SF (10%)
- METAL - 61 SF (10%)

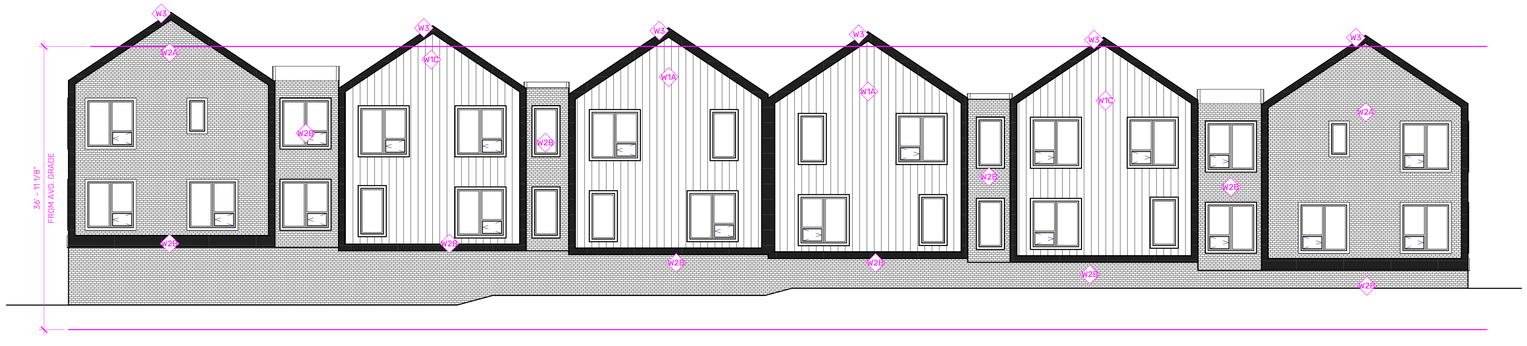
BRICK - 556 SF 90%)
TOTAL - 617 SF



A1 BUILDING 04 - S.W. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 2,164 SF (50%)
- SIDING - 1,628 SF (38%)
- METAL - 536 SF (12%)

BRICK - 2,122 SF (50%)
TOTAL - 4,286 SF



A5 BUILDING 04 - N.W. ELEVATION
SCALE: 1/8" = 1'-0"

Designs Of Tomorrow - Architecture
1063 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258

JONATHAN LEE
No. 10724976-0301
LICENSED ARCHITECT
STATE OF UTAH

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

CONTRACT DOCS

DATE: 10/13/2022
NUMBER: 21020

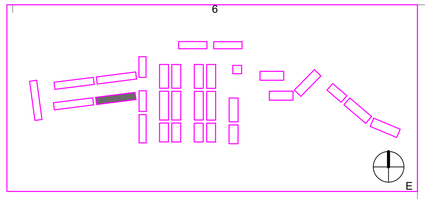
EXTERIOR ELEVATIONS - BLDG 04 (2163 ZEN WAY)

A204

C:\Users\info\Documents\21020 - IKON Draper Townhomes #by_ADAMS_JO_V22_barhelleTCWkrit

// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE VERTICAL SIDING - ARCTIC WHITE
- W1B — WALL FINISH 1B:
  - HARDIE VERTICAL SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE VERTICAL SIDING - MOUNTAIN SAGE
- W2A — WALL FINISH 2A:
  - INTERSTATE BRICK - ARCTIC WHITE
- W2B — WALL FINISH 2B:
  - INTERSTATE BRICK - MIDNIGHT BLACK
- W3 — WALL FINISH 3:
  - BREAK METAL
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - DARK GRAY PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BRONZE PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - DARK GRAY PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BRONZE PAINT



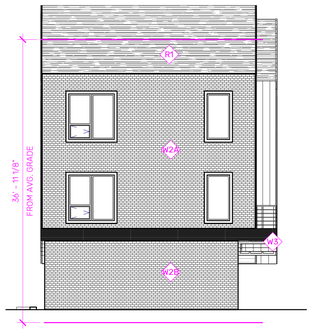
TOTAL BUILDING ELEVATION MATERIALS:

NON-BRICK MATERIALS - 4,021 SF (39%)
- SIDING - 2,810 SF (27%)
- METAL - 1,211 SF (12%)

BRICK - 6,256 SF (61%)
TOTAL - 10,277 SF

NON-BRICK MATERIALS - 61 SF (9%)
- METAL - 61 SF (9%)

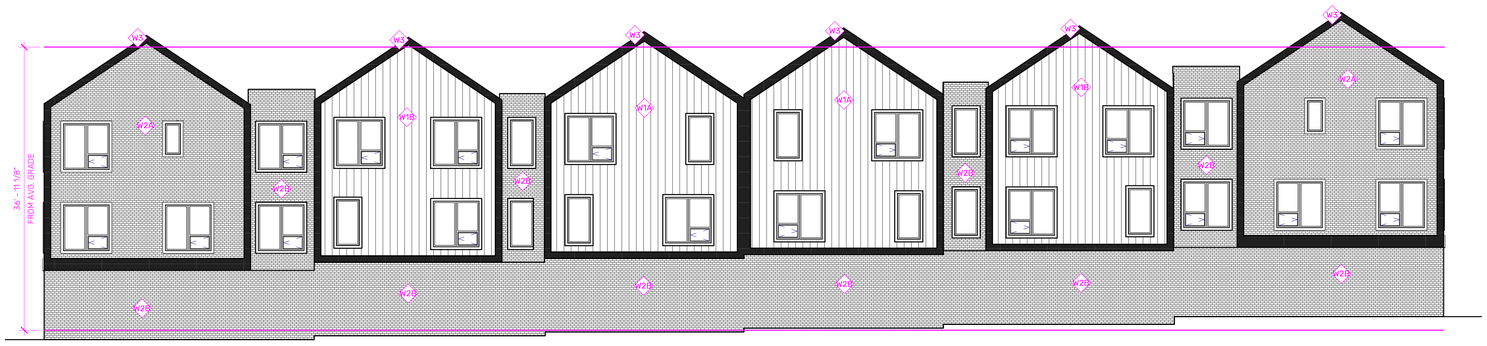
BRICK - 649 SF (91%)
TOTAL - 710 SF



C1 BUILDING 05 - N.E. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 2,164 SF (42%)
- SIDING - 1,628 SF (32%)
- METAL - 536 SF (10%)

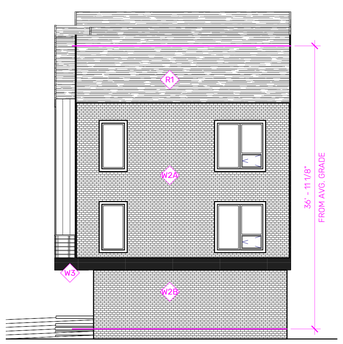
BRICK - 2,988 SF (58%)
TOTAL - 5,152 SF



C5 BUILDING 05 - S.E. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 61 SF (9%)
- METAL - 61 SF (9%)

BRICK - 649 SF (91%)
TOTAL - 710 SF



A1 BUILDING 05 - S.W. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 1,735 SF (47%)
- SIDING - 1,182 SF (32%)
- METAL - 553 SF (15%)

BRICK - 1,970 SF (53%)
TOTAL - 3,705 SF

A5 BUILDING 05 - N.W. ELEVATION
SCALE: 1/8" = 1'-0"

Designs Of Tomorrow - Architecture
1063 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258

STATE OF UTAH
JONATHAN LEE
No. 10724976-0301
LICENSED ARCHITECT

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

CONTRACT DOCS

DATE: 10/13/2022

NUMBER: 21020

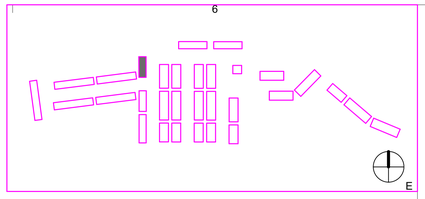
EXTERIOR ELEVATIONS - BLDG 05 (2184 ZEN WAY)

A205

C:\Users\kmfo\Documents\21020 - IKON Draper Townhomes_stfg-LR2KITLEJLV\2JLhwhelter-TCHM.rvt

// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE VERTICAL SIDING - ARCTIC WHITE
- W1B — WALL FINISH 1B:
  - HARDIE VERTICAL SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE VERTICAL SIDING - MOUNTAIN SAGE
- W2A — WALL FINISH 2A:
  - INTERSTATE BRICK - ARCTIC WHITE
- W2B — WALL FINISH 2B:
  - INTERSTATE BRICK - MIDNIGHT BLACK
- W3 — WALL FINISH 3:
  - BREAK METAL
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - DARK GRAY PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BRONZE PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - DARK GRAY PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BRONZE PAINT



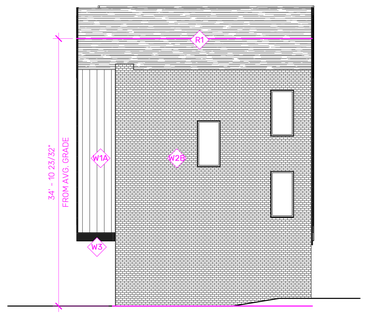
TOTAL BUILDING ELEVATION MATERIALS:

NON-BRICK MATERIALS - 2,271 SF (37%)
- SIDING - 1,739 SF (28%)
- METAL - 543 SF (9%)

BRICK - 3,857 SF (63%)
TOTAL - 6,139 SF

NON-BRICK MATERIALS - 120 SF (14%)
- SIDING - 103 SF (12%)
- METAL - 17 SF (2%)

BRICK - 728 SF (86%)
TOTAL - 848 SF



C3 BUILDING 06 - N. ELEVATION
SCALE: 1/8" = 1'-0"

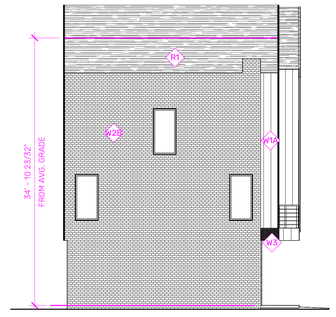
NON-BRICK MATERIALS - 999 SF (50%)
- SIDING - 730 SF (36%)
- METAL - 269 SF (14%)

BRICK - 947 SF (50%)
TOTAL - 1,946 SF

C5 BUILDING 06 - E. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 72 SF (9%)
- SIDING - 49 SF (6%)
- METAL - 15 SF (2%)

BRICK - 736 SF (92%)
TOTAL - 800 SF



A3 BUILDING 06 - S. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 1,098 SF (46%)
- SIDING - 857 SF (34%)
- METAL - 242 SF (9%)

BRICK - 1,446 SF (57%)
TOTAL - 2,545 SF

A5 BUILDING 06 - W. ELEVATION
SCALE: 1/8" = 1'-0"

Designs Of Tomorrow - Architecture
1063 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258

STATE OF UTAH
JONATHAN LEE
No. 10724976-0301
LICENSED ARCHITECT

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

CONTRACT DOCS

DATE: 10/13/2022
NUMBER: 21020

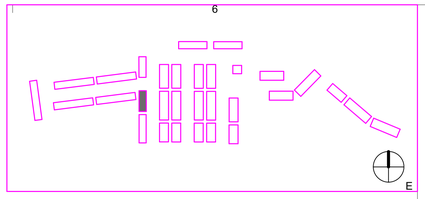
EXTERIOR ELEVATIONS - BLDG 06 (16142 PIPELINE)

A206

C:\Users\eric\Documents\21020 - IKON Draper Townhomes_eric_LATEST_5.0_V23.2.rvt 10/13/2022 10:57:04 AM

// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE VERTICAL SIDING - ARCTIC WHITE
- W1B — WALL FINISH 1B:
  - HARDIE VERTICAL SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE VERTICAL SIDING - MOUNTAIN SAGE
- W2A — WALL FINISH 2A:
  - INTERSTATE BRICK - ARCTIC WHITE
- W2B — WALL FINISH 2B:
  - INTERSTATE BRICK - MIDNIGHT BLACK
- W3 — WALL FINISH 3:
  - BREAK METAL
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - DARK GRAY PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BRONZE PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - DARK GRAY PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BRONZE PAINT



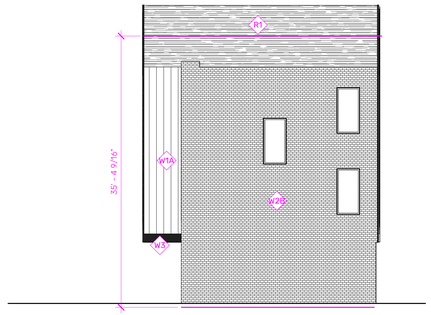
TOTAL BUILDING ELEVATION MATERIALS:

NON-BRICK MATERIALS - 2,281 SF (36%)
- SIDING - 1,718 SF (27%)
- METAL - 563 SF (9%)

BRICK - 4,057 SF (64%)
TOTAL - 6,338 SF

NON-BRICK MATERIALS - 122 SF (14%)
- SIDING - 105 SF (12%)
- METAL - 17 SF (2%)

BRICK - 735 SF (86%)
TOTAL - 857 SF



C3 BUILDING 07 - N. ELEVATION
SCALE: 1/8" = 1'-0"

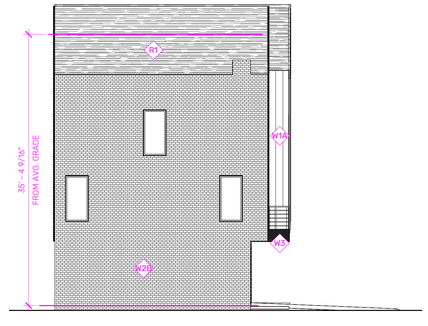
NON-BRICK MATERIALS - 1,000 SF (49%)
- SIDING - 730 SF (36%)
- METAL - 270 SF (13%)

BRICK - 1,006 SF (51%)
TOTAL - 2,006 SF

C5 BUILDING 07 - E. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 61 SF (7%)
- SIDING - 45 SF (5%)
- METAL - 16 SF (2%)

BRICK - 785 SF (93%)
TOTAL - 846 SF



A3 BUILDING 07 - S. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 1,098 SF (32%)
- SIDING - 838 SF (32%)
- METAL - 260 SF (10%)

BRICK - 1,531 SF (58%)
TOTAL - 2,629 SF

A5 BUILDING 07 - W. ELEVATION
SCALE: 1/8" = 1'-0"

Designs Of Tomorrow - Architecture
1063 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258

JONATHAN LEE
No. 10724976-0301
LICENSED ARCHITECT
STATE OF UTAH

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. &
SUNCREST DR.

CONTRACT DOCS

DATE: 10/13/2022
NUMBER: 21020

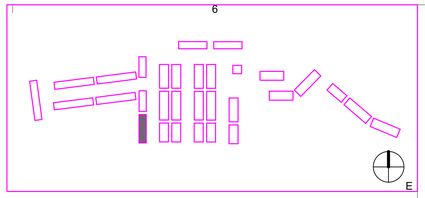
EXTERIOR ELEVATIONS - BLDG 07 (16158 PIPELINE)

A207

C:\Users\tmfiles\Documents\21020 - IKON Draper Townhomes_dlg_UPDATE_JULY22_VOLJonathanTCM.rvt

// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE VERTICAL SIDING - ARCTIC WHITE
- W1B — WALL FINISH 1B:
  - HARDIE VERTICAL SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE VERTICAL SIDING - MOUNTAIN SAGE
- W2A — WALL FINISH 2A:
  - INTERSTATE BRICK - ARCTIC WHITE
- W2B — WALL FINISH 2B:
  - INTERSTATE BRICK - MIDNIGHT BLACK
- W3 — WALL FINISH 3:
  - BREAK METAL
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - DARK GRAY PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BRONZE PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - DARK GRAY PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BRONZE PAINT



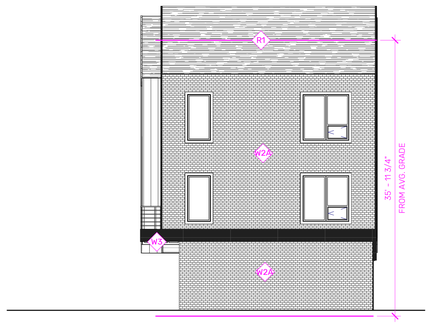
TOTAL BUILDING ELEVATION MATERIALS:

NON-BRICK MATERIALS - 2,624 SF (38%)
- SIDING - 1,768 SF (26%)
- METAL - 856 SF (12%)

BRICK - 4,243 SF (62%)
TOTAL - 6,867 SF

NON-BRICK MATERIALS - 61 SF (9%)
- METAL - 61 SF (9%)

BRICK - 649 SF (91%)
TOTAL - 710 SF



B1 BUILDING 08 - N. ELEVATION
SCALE: 1/8" = 1'-0"

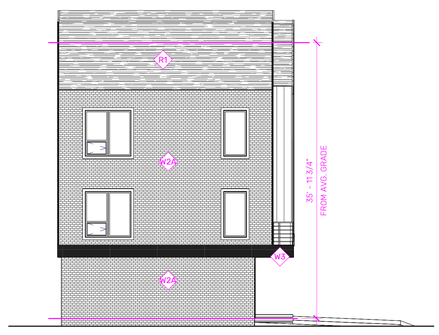
NON-BRICK MATERIALS - 1,377 SF (49%)
- SIDING - 1,005 SF (36%)
- METAL - 372 SF (13%)

BRICK - 1,413 SF (51%)
TOTAL - 2,790 SF

B5 BUILDING 08 - E. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 61 SF (9%)
- METAL - 61 SF (9%)

BRICK - 649 SF (91%)
TOTAL - 710 SF



A1 BUILDING 08 - S. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 1,125 SF (42%)
- SIDING - 763 SF (28%)
- METAL - 362 SF (14%)

BRICK - 1,532 SF (58%)
TOTAL - 2,657 SF

A5 BUILDING 08 - W. ELEVATION
SCALE: 1/8" = 1'-0"

Designs Of Tomorrow - Architecture
1063 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258

STATE OF UTAH
JONATHAN LEE
No. 10724976-0301
LICENSED ARCHITECT

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES
BROOKINGS DR. & SUNCREST DR.

CONTRACT DOCS
DATE: 10/13/2022
NUMBER: 21020

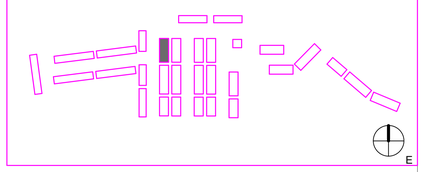
EXTERIOR ELEVATIONS - BLDG 08 (16176 PIPELINE)

A208

C:\Users\mfox\Documents\21020 - IKON Draper Townhomes (Big)_MFOX_2.0_V22.2.0.rvt Wed Mar 15 09:04:47 2023

// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE VERTICAL SIDING - ARCTIC WHITE
- W1B — WALL FINISH 1B:
  - HARDIE VERTICAL SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE VERTICAL SIDING - MOUNTAIN SAGE
- W2A — WALL FINISH 2A:
  - INTERSTATE BRICK - ARCTIC WHITE
- W2B — WALL FINISH 2B:
  - INTERSTATE BRICK - MIDNIGHT BLACK
- W3 — WALL FINISH 3:
  - BREAK METAL
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - DARK GRAY PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BRONZE PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - DARK GRAY PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BRONZE PAINT



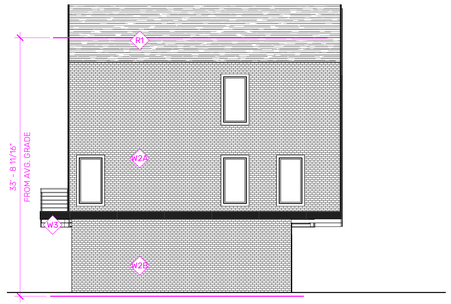
TOTAL BUILDING ELEVATION MATERIALS:

NON-BRICK MATERIALS - 1,960 SF (30%)
- SIDING - 1,052 SF (16%)
- METAL - 908 SF (14%)

BRICK - 4,582 SF (70%)
TOTAL - 6,542 SF

NON-BRICK MATERIALS - 49 SF (5%)
- METAL - 49 SF (5%)

BRICK - 863 SF (95%)
TOTAL - 912 SF



C2 BUILDING 09 - N. ELEVATION
SCALE: 1/8" = 1'-0"

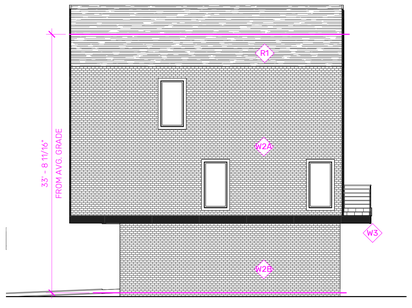
NON-BRICK MATERIALS - 904 SF (34%)
- SIDING - 500 SF (19%)
- METAL - 404 SF (15%)

BRICK - 1726 SF (66%)
TOTAL - 2,630 SF

C5 BUILDING 09 - E. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 49 SF (5%)
- METAL - 49 SF (5%)

BRICK - 887 SF (95%)
TOTAL - 936 SF



A2 BUILDING 09 - S. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 958 SF (46%)
- SIDING - 552 SF (27%)
- METAL - 406 SF (19%)

BRICK - 1106 SF (54%)
TOTAL - 2,064 SF

A5 BUILDING 09 - W. ELEVATION
SCALE: 1/8" = 1'-0"

Designs Of Tomorrow - Architecture
1063 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258

STATE OF UTAH
JONATHAN LEE
No. 10724976-0301
LICENSED ARCHITECT

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES
BROOKINGS DR. & SUNCREST DR.

CONTRACT DOCS

DATE: 10/13/2022
NUMBER: 21020

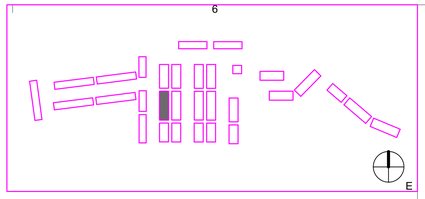
EXTERIOR ELEVATIONS - BLDG 09 (16147 PIPELINE)

A209

C:\Users\mrfor\Documents\2020 - IKON Draper Townhomes (BLUEBEAM)_20-V22_mrforster.rvt

// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE VERTICAL SIDING - ARCTIC WHITE
- W1B — WALL FINISH 1B:
  - HARDIE VERTICAL SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE VERTICAL SIDING - MOUNTAIN SAGE
- W2A — WALL FINISH 2A:
  - INTERSTATE BRICK - ARCTIC WHITE
- W2B — WALL FINISH 2B:
  - INTERSTATE BRICK - MIDNIGHT BLACK
- W3 — WALL FINISH 3:
  - BREAK METAL
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - DARK GRAY PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BRONZE PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - DARK GRAY PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BRONZE PAINT



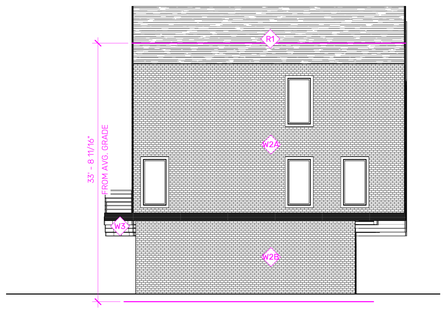
TOTAL BUILDING ELEVATION MATERIALS:

NON-BRICK MATERIALS - 2,297 SF (30%)
- SIDING - 1,236 SF (16%)
- METAL - 1,061 SF (14%)

BRICK - 5,218 SF (70%)
TOTAL - 7,515 SF

NON-BRICK MATERIALS - 49 SF (5%)
- METAL - 49 SF (5%)

BRICK - 863 SF (95%)
TOTAL - 912 SF



B1 BUILDING 10 - N. ELEVATION
SCALE: 1/8" = 1'-0"

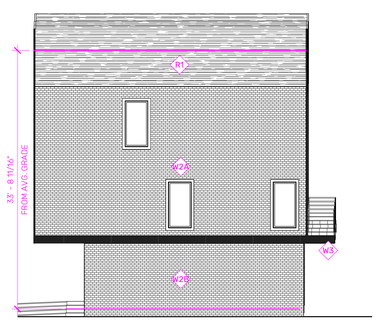
NON-BRICK MATERIALS - 978 SF (31%)
- SIDING - 500 SF (16%)
- METAL - 478 SF (15%)

BRICK - 2,199 SF (69%)
TOTAL - 3,177 SF

B5 BUILDING 10 - E. ELEVATON
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 49 SF (5%)
- METAL - 49 SF (5%)

BRICK - 887 SF (95%)
TOTAL - 936 SF



A1 BUILDING 10 - S. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 1,221 SF (49%)
- SIDING - 736 SF (30%)
- METAL - 485 SF (19%)

BRICK - 1,269 SF (51%)
TOTAL - 2,490 SF

A5 BUILDING 10 - W. ELEVATION
SCALE: 1/8" = 1'-0"

Designs Of Tomorrow - Architecture
1063 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258

JONATHAN LEE
No. 10724976-0301
LICENSED ARCHITECT
STATE OF UTAH

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

CONTRACT DOCS

DATE: 10/13/2022
NUMBER: 21020

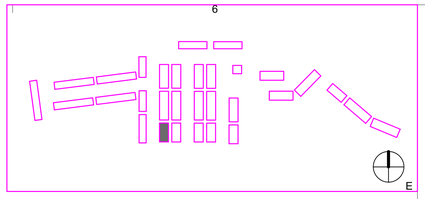
EXTERIOR ELEVATIONS - BLDG 10 (16159 PIPELINE)

A210

C:\Users\eric\Documents\21020 - IKON Draper Townhomes_eric_LESAVITELA.V20.2a.rvt Eric.Tichenor

// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE VERTICAL SIDING - ARCTIC WHITE
- W1B — WALL FINISH 1B:
  - HARDIE VERTICAL SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE VERTICAL SIDING - MOUNTAIN SAGE
- W2A — WALL FINISH 2A:
  - INTERSTATE BRICK - ARCTIC WHITE
- W2B — WALL FINISH 2B:
  - INTERSTATE BRICK - MIDNIGHT BLACK
- W3 — WALL FINISH 3:
  - BREAK METAL
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - DARK GRAY PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BRONZE PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - DARK GRAY PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BRONZE PAINT



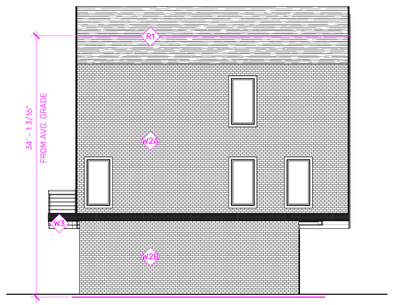
TOTAL BUILDING ELEVATION MATERIALS:

NON-BRICK MATERIALS - 1,731 SF (31%)
- SIDING - 996 SF (18%)
- METAL - 735 SF (13%)

BRICK - 3,811 SF (69%)
TOTAL - 5,542 SF

NON-BRICK MATERIALS - 49 SF (5%)
- METAL - 49 SF (5%)

BRICK - 863 SF (95%)
TOTAL - 912 SF



B2 BUILDING 11 - N. ELEVATION
SCALE: 1/8" = 1'-0"

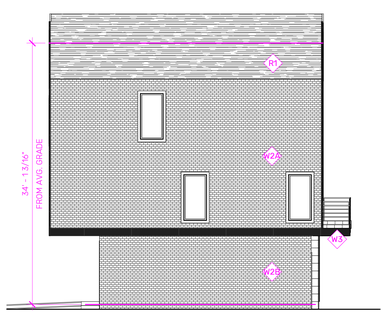
NON-BRICK MATERIALS - 945 SF (45%)
- SIDING - 628 SF (30%)
- METAL - 317 SF (15%)

BRICK - 1,118 SF (55%)
TOTAL - 2,063 SF

B5 BUILDING 11 - E. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 49 SF (5%)
- METAL - 49 SF (5%)

BRICK - 887 SF (95%)
TOTAL - 936 SF



A2 BUILDING 11 - S. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 688 SF (42%)
- SIDING - 368 SF (22%)
- METAL - 320 SF (20%)

BRICK - 943 SF (58%)
TOTAL - 1,631 SF

A5 BUILDING 11 - W. ELEVATION
SCALE: 1/8" = 1'-0"

Designs Of Tomorrow - Architecture
1063 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258

STATE OF UTAH
JONATHAN LEE
No. 10724976-0301
LICENSED ARCHITECT

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. &
SUNCREST DR.

CONTRACT DOCS

DATE: 10/13/2022
NUMBER: 21020

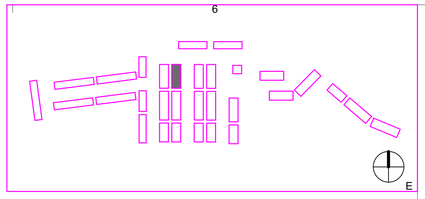
EXTERIOR ELEVATIONS - BLDG 11 (16177 PIPELINE)

A211

C:\Users\info\Documents\21020 - IKON Draper Townhomes_alig_kPbMTLJLVZLJ.rvt Jonathan.Lee@designsoftomorrow.com

// FINISH SCHEDULE

- W1A — WALL FINISH 1A: HARDIE VERTICAL SIDING - ARCTIC WHITE
- W1B — WALL FINISH 1B: HARDIE VERTICAL SIDING - EVENING BLUE
- W1C — WALL FINISH 1C: HARDIE VERTICAL SIDING - MOUNTAIN SAGE
- W2A — WALL FINISH 2A: INTERSTATE BRICK - ARCTIC WHITE
- W2B — WALL FINISH 2B: INTERSTATE BRICK - MIDNIGHT BLACK
- W3 — WALL FINISH 3: BREAK METAL
- R1 — ROOF FINISH: IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1: DARK GRAY PAINT
- G1B — GARAGE DOOR 1 - FINISH 2: DARK BRONZE PAINT
- G2A — GARAGE DOOR 2 - FINISH 1: DARK GRAY PAINT
- G2B — GARAGE DOOR 2 - FINISH 2: DARK BRONZE PAINT



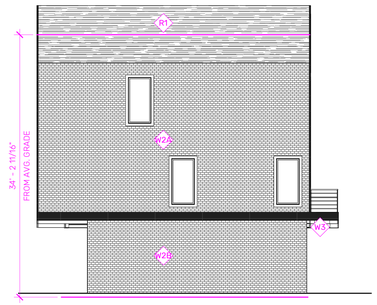
TOTAL BUILDING ELEVATION MATERIALS:

NON-BRICK MATERIALS - 1,949 SF (30%)
- SIDING - 1,052 SF (16%)
- METAL - 897 SF (14%)

BRICK - 4,571 SF (70%)
TOTAL - 6,520 SF

NON-BRICK MATERIALS - 49 SF (5%)
- METAL - 49 SF (5%)

BRICK - 887 SF (95%)
TOTAL - 936 SF



B2 BUILDING 12 - N. ELEVATION
SCALE: 1/8" = 1'-0"

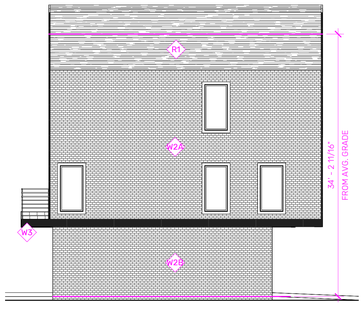
NON-BRICK MATERIALS - 954 SF (46%)
- SIDING - 552 SF (27%)
- METAL - 402 SF (19%)

BRICK - 1108 SF (54%)
TOTAL - 2,062 SF

B5 BUILDING 12 - E. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 49 SF (5%)
- METAL - 49 SF (5%)

BRICK - 863 SF (95%)
TOTAL - 912 SF



A2 BUILDING 12 - S. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 897. SF (34%)
- SIDING - 500 SF (19%)
- METAL - 397 SF (15%)

BRICK - 1713 SF (66%)
TOTAL - 2,610 SF

A5 BUILDING 12 - W. ELEVATION
SCALE: 1/8" = 1'-0"

Designs Of Tomorrow - Architecture
1063 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258

STATE OF UTAH
JONATHAN LEE
No. 10724976-0301
LICENSED ARCHITECT

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES
BROOKINGS DR. & SUNCREST DR.

CONTRACT DOCS

DATE: 10/13/2022
NUMBER: 21020

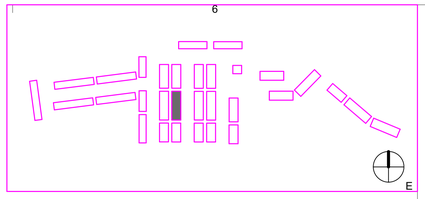
EXTERIOR ELEVATIONS - BLDG 12 (16132 LEVITATE LANE)

A212

C:\Users\mrfil\Documents\21020 - IKON Draper Townhomes_R

// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE VERTICAL SIDING - ARCTIC WHITE
- W1B — WALL FINISH 1B:
  - HARDIE VERTICAL SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE VERTICAL SIDING - MOUNTAIN SAGE
- W2A — WALL FINISH 2A:
  - INTERSTATE BRICK - ARCTIC WHITE
- W2B — WALL FINISH 2B:
  - INTERSTATE BRICK - MIDNIGHT BLACK
- W3 — WALL FINISH 3:
  - BREAK METAL
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - DARK GRAY PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BRONZE PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - DARK GRAY PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BRONZE PAINT



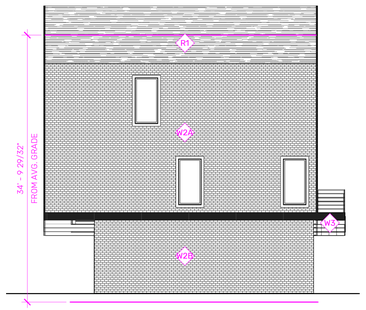
TOTAL BUILDING ELEVATION MATERIALS:

NON-BRICK MATERIALS - 2,293 SF (30%)
- SIDING - 1,236 SF (16%)
- METAL - 1,057 SF (14%)

BRICK - 5,230 SF (70%)
TOTAL - 7,523 SF

NON-BRICK MATERIALS - 49 SF (5%)
- METAL - 49 SF (5%)

BRICK - 887 SF (95%)
TOTAL - 936 SF



B1 BUILDING 13 - N. ELEVATION
SCALE: 1/8" = 1'-0"

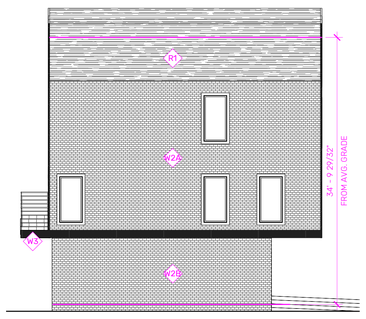
NON-BRICK MATERIALS - 1,219 SF (49%)
- SIDING - 736 SF (30%)
- METAL - 483 SF (19%)

BRICK - 1,276 SF (51%)
TOTAL - 2,495 SF

B5 BUILDING 13 - E. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 49 SF (5%)
- METAL - 49 SF (5%)

BRICK - 863 SF (95%)
TOTAL - 912 SF



A1 BUILDING 13 - S. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 976 SF (31%)
- SIDING - 500 SF (16%)
- METAL - 476 SF (15%)

BRICK - 2,204 SF (69%)
TOTAL - 3,180 SF

A5 BUILDING 13 - W. ELEVATION
SCALE: 1/8" = 1'-0"

Designs Of Tomorrow - Architecture
1063 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258

JONATHAN LEE
No. 10724976-0301
LICENSED ARCHITECT
STATE OF UTAH

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

CONTRACT DOCS

DATE: 10/13/2022
NUMBER: 21020

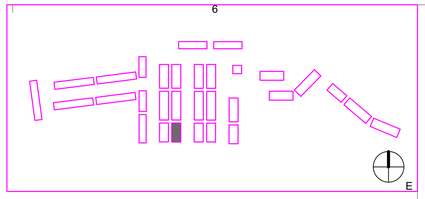
EXTERIOR ELEVATIONS - BLDG 13 (16154 LEVITATE LANE)

A213

C:\Users\ian\Dropbox\Documents\2020 - IKON Draper Townhomes (dg)_LEVITATE_2.0_V22_ian.hwaller.TCH.Rvt

// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE VERTICAL SIDING - ARCTIC WHITE
- W1B — WALL FINISH 1B:
  - HARDIE VERTICAL SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE VERTICAL SIDING - MOUNTAIN SAGE
- W2A — WALL FINISH 2A:
  - INTERSTATE BRICK - ARCTIC WHITE
- W2B — WALL FINISH 2B:
  - INTERSTATE BRICK - MIDNIGHT BLACK
- W3 — WALL FINISH 3:
  - BREAK METAL
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - DARK GRAY PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BRONZE PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - DARK GRAY PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BRONZE PAINT



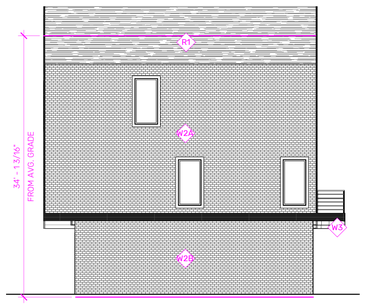
TOTAL BUILDING ELEVATION MATERIALS:

NON-BRICK MATERIALS - 1,731 SF (31%)
- SIDING - 996 SF (18%)
- METAL - 735 SF (13%)

BRICK - 3,855 SF (69%)
TOTAL - 5,586 SF

NON-BRICK MATERIALS - 49 SF (5%)
- METAL - 49 SF (5%)

BRICK - 909 SF (95%)
TOTAL - 958 SF



B2 BUILDING 14 - N. ELEVATION
SCALE: 1/8" = 1'-0"

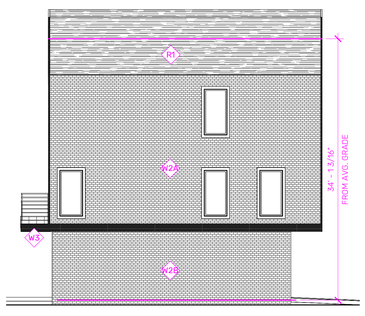
NON-BRICK MATERIALS - 688 SF (42%)
- SIDING - 368 SF (22%)
- METAL - 320 SF (20%)

BRICK - 943 SF (58%)
TOTAL - 1,631 SF

B5 BUILDING 14 - E. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 49 SF (5%)
- METAL - 49 SF (5%)

BRICK - 886 SF (95%)
TOTAL - 935 SF



A2 BUILDING 14 - S. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 945 SF (45%)
- SIDING - 628 SF (30%)
- METAL - 317 SF (15%)

BRICK - 1,117 SF (55%)
TOTAL - 2,062 SF

A5 BUILDING 14 - W. ELEVATION
SCALE: 1/8" = 1'-0"

Designs Of Tomorrow - Architecture
1063 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258

STATE OF UTAH
JONATHAN LEE
No. 10724976-0301
LICENSED ARCHITECT

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

CONTRACT DOCS

DATE: 10/13/2022
NUMBER: 21020

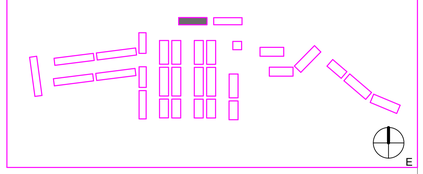
EXTERIOR ELEVATIONS - BLDG 14 (16168 LEVITATE LANE)

A214

C:\Users\mfox\Documents\21020 - IKON Draper Townhomes (Eq)_MFOX_22.0_VQ2.2.rvt

// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE VERTICAL SIDING - ARCTIC WHITE
- W1B — WALL FINISH 1B:
  - HARDIE VERTICAL SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE VERTICAL SIDING - MOUNTAIN SAGE
- W2A — WALL FINISH 2A:
  - INTERSTATE BRICK - ARCTIC WHITE
- W2B — WALL FINISH 2B:
  - INTERSTATE BRICK - MIDNIGHT BLACK
- W3 — WALL FINISH 3:
  - BREAK METAL
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - DARK GRAY PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BRONZE PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - DARK GRAY PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BRONZE PAINT



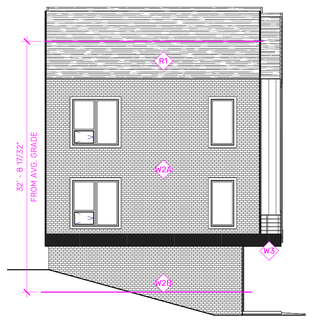
TOTAL BUILDING ELEVATION MATERIALS:

NON-BRICK MATERIALS - 2,076 SF (29%)
- SIDING - 1,218 SF (17%)
- METAL - 858 SF (12%)

BRICK - 5,041 SF (71%)
TOTAL - 7,117 SF

NON-BRICK MATERIALS - 61 SF (9%)
- METAL - 61 SF (9%)

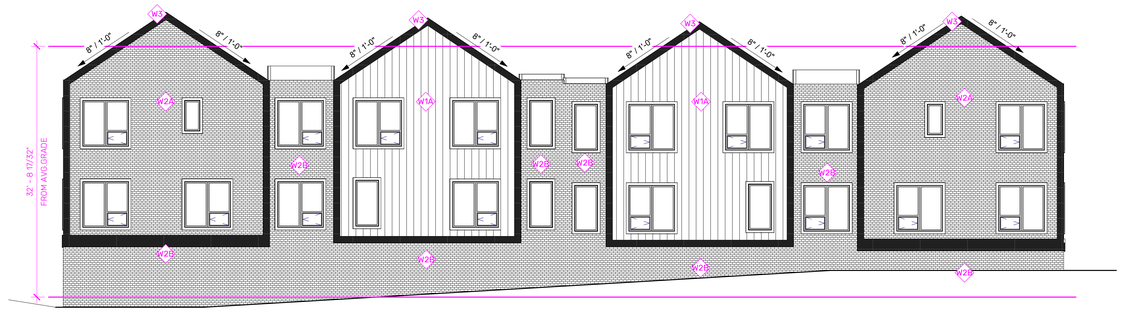
BRICK - 587 SF (91%)
TOTAL - 648 SF



B1 BUILDING 15 - W. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 1,126 SF (37%)
- SIDING - 763 SF (25%)
- METAL - 363 SF (12%)

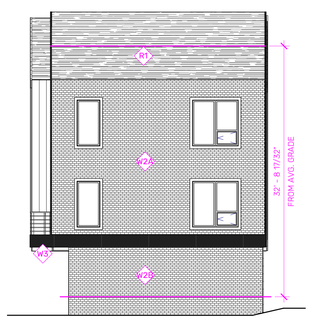
BRICK - 1,918 SF (63%)
TOTAL - 3,044 SF



B5 BUILDING 15 - N. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 61 SF (9%)
- METAL - 61 SF (9%)

BRICK - 649 SF (91%)
TOTAL - 710 SF



A1 BUILDING 15 - E. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 828 SF (31%)
- SIDING - 455 SF (17%)
- METAL - 373 SF (14%)

BRICK - 1,887 SF (69%)
TOTAL - 2,715 SF

A5 BUILDING 15 - S. ELEVATION
SCALE: 1/8" = 1'-0"

Designs Of Tomorrow - Architecture
1063 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258

STATE OF UTAH
JONATHAN LEE
No. 10724976-0301
LICENSED ARCHITECT

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

CONTRACT DOCS

DATE: 10/13/2022
NUMBER: 21020

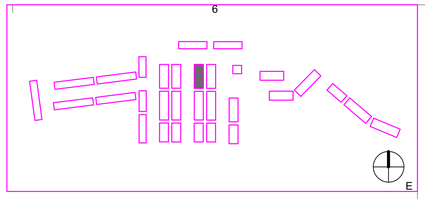
EXTERIOR ELEVATIONS - BLDG 15 (2211 WURL WAY)

A215

C:\Users\info\Documents\21020 - IKON Draper Townhomes_qtg_LESMITLEJUV2JavFreeIlicTCVNK.rvt

// FINISH SCHEDULE

- W1A — WALL FINISH 1A: HARDIE VERTICAL SIDING - ARCTIC WHITE
- W1B — WALL FINISH 1B: HARDIE VERTICAL SIDING - EVENING BLUE
- W1C — WALL FINISH 1C: HARDIE VERTICAL SIDING - MOUNTAIN SAGE
- W2A — WALL FINISH 2A: INTERSTATE BRICK - ARCTIC WHITE
- W2B — WALL FINISH 2B: INTERSTATE BRICK - MIDNIGHT BLACK
- W3 — WALL FINISH 3: BREAK METAL
- R1 — ROOF FINISH: IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1: DARK GRAY PAINT
- G1B — GARAGE DOOR 1 - FINISH 2: DARK BRONZE PAINT
- G2A — GARAGE DOOR 2 - FINISH 1: DARK GRAY PAINT
- G2B — GARAGE DOOR 2 - FINISH 2: DARK BRONZE PAINT



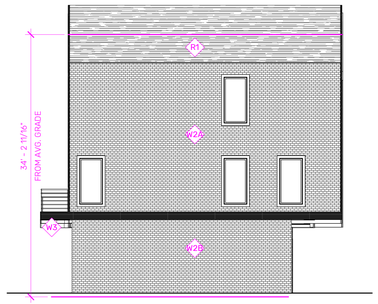
TOTAL BUILDING ELEVATION MATERIALS:

NON-BRICK MATERIALS - 1,945 SF (30%)
- SIDING - 1,052 SF (16%)
- METAL - 893 SF (14%)

BRICK- 4,586 SF (70%)
TOTAL - 6,531 SF

NON-BRICK MATERIALS - 49 SF (5%)
- METAL - 49 SF (5%)

BRICK - 863 SF (95%)
TOTAL - 912 SF



B2 BUILDING 16 - N. ELEVATION
SCALE: 1/8" = 1'-0"

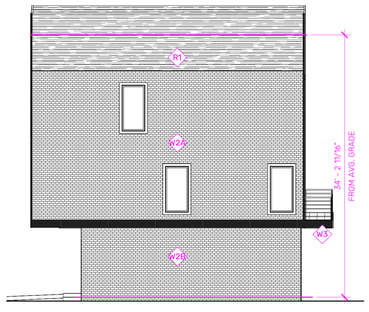
NON-BRICK MATERIALS - 893 SF (34%)
- SIDING - 500 SF (19%)
- METAL - 393 SF (15%)

BRICK - 1728 SF (66%)
TOTAL - 2,621 SF

B5 BUILDING 16 - E. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 49 SF (5%)
- METAL - 49 SF (5%)

BRICK - 887 SF (95%)
TOTAL - 936 SF



A2 BUILDING 16 - S. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 954 SF (46%)
- SIDING - 552 SF (27%)
- METAL - 402 SF (19%)

BRICK - 1108 SF (54%)
TOTAL - 2,062 SF

A5 BUILDING 16 - W. ELEVATION
SCALE: 1/8" = 1'-0"

Designs Of Tomorrow - Architecture
1063 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258

STATE OF UTAH
JONATHAN LEE
No. 10724976-0301
LICENSED ARCHITECT

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

CONTRACT DOCS

DATE: 10/13/2022
NUMBER: 21020

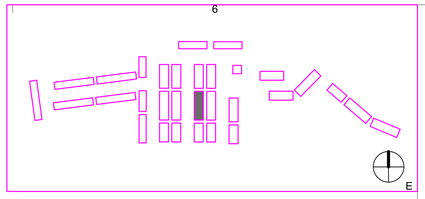
EXTERIOR ELEVATIONS - BLDG 16 (16133 LEVITATE LANE)

A216

C:\Users\mrfid\Documents\21020 - IKON Draper Townhomes_dlg_LEVITT_20_V22_bwhaley.rvt

// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE VERTICAL SIDING - ARCTIC WHITE
- W1B — WALL FINISH 1B:
  - HARDIE VERTICAL SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE VERTICAL SIDING - MOUNTAIN SAGE
- W2A — WALL FINISH 2A:
  - INTERSTATE BRICK - ARCTIC WHITE
- W2B — WALL FINISH 2B:
  - INTERSTATE BRICK - MIDNIGHT BLACK
- W3 — WALL FINISH 3:
  - BREAK METAL
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - DARK GRAY PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BRONZE PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - DARK GRAY PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BRONZE PAINT



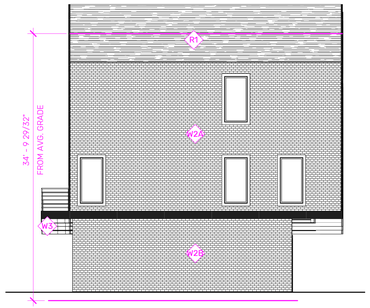
TOTAL BUILDING ELEVATION MATERIALS:

NON-BRICK MATERIALS - 2,293 SF (30%)
- SIDING - 1,236 SF (16%)
- METAL - 1,057 SF (14%)

BRICK - 5,228 SF (70%)
TOTAL - 7,521 SF

NON-BRICK MATERIALS - 49 SF (5%)
- METAL - 49 SF (5%)

BRICK - 863 SF (95%)
TOTAL - 912 SF



B1 BUILDING 17 - N. ELEVATION
SCALE: 1/8" = 1'-0"

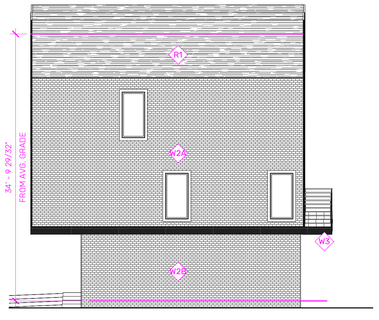
NON-BRICK MATERIALS - 976 SF (31%)
- SIDING - 500 SF (16%)
- METAL - 476 SF (15%)

BRICK - 2,207 SF (69%)
TOTAL - 3,183 SF

B5 BUILDING 17 - E. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 49 SF (5%)
- METAL - 49 SF (5%)

BRICK - 887 SF (95%)
TOTAL - 936 SF



A1 BUILDING 17 - S. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 1,219 SF (49%)
- SIDING - 736 SF (30%)
- METAL - 483 SF (19%)

BRICK - 1,271 SF (51%)
TOTAL - 2,490 SF

A5 BUILDING 17 - W. ELEVATION
SCALE: 1/8" = 1'-0"

Designs Of Tomorrow - Architecture
1063 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258

STATE OF UTAH
JONATHAN LEE
No. 10724976-0301
LICENSED ARCHITECT

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

CONTRACT DOCS

DATE: 10/13/2022
NUMBER: 21020

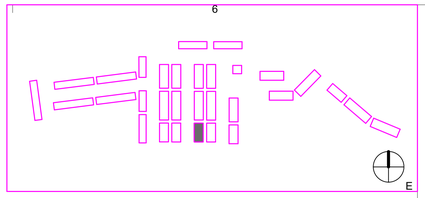
EXTERIOR ELEVATIONS - BLDG 17 (16157 LEVITATE LANE)

A217

C:\Users\kris\Documents\21020 - IKON Draper Townhomes_qtg_LEGATE_25_V22_kschwabe.TCM.rvt

// FINISH SCHEDULE

- W1A — WALL FINISH 1A: HARDIE VERTICAL SIDING - ARCTIC WHITE
- W1B — WALL FINISH 1B: HARDIE VERTICAL SIDING - EVENING BLUE
- W1C — WALL FINISH 1C: HARDIE VERTICAL SIDING - MOUNTAIN SAGE
- W2A — WALL FINISH 2A: INTERSTATE BRICK - ARCTIC WHITE
- W2B — WALL FINISH 2B: INTERSTATE BRICK - MIDNIGHT BLACK
- W3 — WALL FINISH 3: BREAK METAL
- R1 — ROOF FINISH: IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1: DARK GRAY PAINT
- G1B — GARAGE DOOR 1 - FINISH 2: DARK BRONZE PAINT
- G2A — GARAGE DOOR 2 - FINISH 1: DARK GRAY PAINT
- G2B — GARAGE DOOR 2 - FINISH 2: DARK BRONZE PAINT



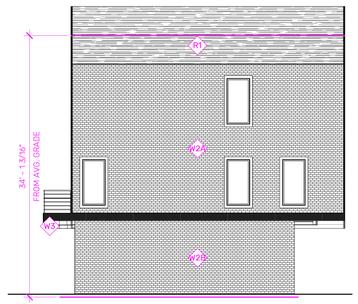
TOTAL BUILDING ELEVATION MATERIALS:

NON-BRICK MATERIALS - 1,731 SF (31%)
- SIDING - 996 SF (18%)
- METAL - 735 SF (13%)

BRICK - 3,811 SF (69%)
TOTAL - 5,542 SF

NON-BRICK MATERIALS - 49 SF (5%)
- METAL - 49 SF (5%)

BRICK - 863 SF (95%)
TOTAL - 912 SF



B2 BUILDING 18 - N. ELEVATION
SCALE: 1/8" = 1'-0"

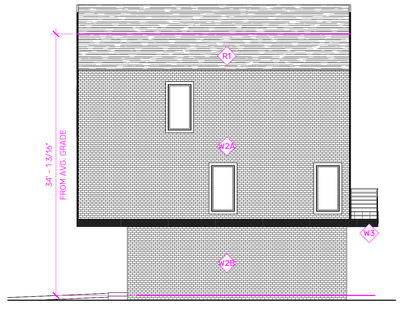
NON-BRICK MATERIALS - 945 SF (45%)
- SIDING - 628 SF (30%)
- METAL - 317 SF (15%)

BRICK - 1,118 SF (55%)
TOTAL - 2,063 SF

B5 BUILDING 18 - E. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 49 SF (5%)
- METAL - 49 SF (5%)

BRICK - 887 SF (95%)
TOTAL - 936 SF



A2 BUILDING 18 - S. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 688 SF (42%)
- SIDING - 368 SF (22%)
- METAL - 320 SF (20%)

BRICK - 943 SF (58%)
TOTAL - 1,631 SF

A5 BUILDING 18 - W. ELEVATION
SCALE: 1/8" = 1'-0"

Designs Of Tomorrow - Architecture
1063 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258

STATE OF UTAH
JONATHAN LEE
No. 10724976-0301
LICENSED ARCHITECT

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. &
SUNCREST DR.

CONTRACT DOCS

DATE: 10/13/2022
NUMBER: 21020

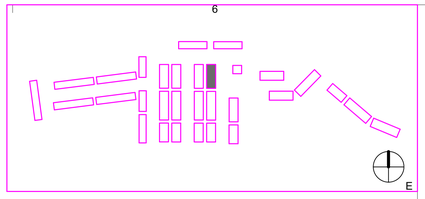
EXTERIOR ELEVATIONS - BLDG 18 (16169 LEVITATE LANE)

A218

C:\Users\tmfox\Documents\21020 - IKON Draper Townhomes_dtg_LEVITATE_LEA_VOLJonathanLee TCHM.rvt

// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE VERTICAL SIDING - ARCTIC WHITE
- W1B — WALL FINISH 1B:
  - HARDIE VERTICAL SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE VERTICAL SIDING - MOUNTAIN SAGE
- W2A — WALL FINISH 2A:
  - INTERSTATE BRICK - ARCTIC WHITE
- W2B — WALL FINISH 2B:
  - INTERSTATE BRICK - MIDNIGHT BLACK
- W3 — WALL FINISH 3:
  - BREAK METAL
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - DARK GRAY PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BRONZE PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - DARK GRAY PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BRONZE PAINT



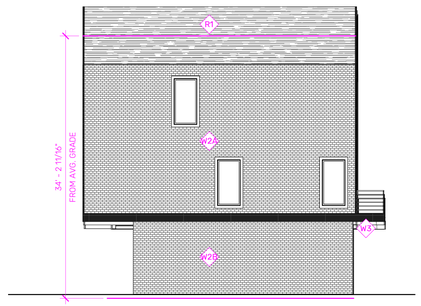
TOTAL BUILDING ELEVATION MATERIALS:

NON-BRICK MATERIALS - 1,949 SF (30%)
- SIDING - 1,052 SF (16%)
- METAL - 897 SF (14%)

BRICK - 4,571 SF (70%)
TOTAL - 6,520 SF

NON-BRICK MATERIALS - 49 SF (5%)
- METAL - 49 SF (5%)

BRICK - 887 SF (95%)
TOTAL - 936 SF



B2 BUILDING 19 - N. ELEVATION
SCALE: 1/8" = 1'-0"

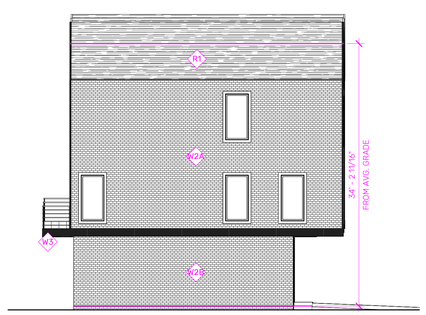
NON-BRICK MATERIALS - 954 SF (46%)
- SIDING - 552 SF (27%)
- METAL - 402 SF (19%)

BRICK - 1108 SF (54%)
TOTAL - 2,062 SF

B5 BUILDING 19 - E. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 49 SF (5%)
- METAL - 49 SF (5%)

BRICK - 863 SF (95%)
TOTAL - 912 SF



A1 BUILDING 19 - S. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 897, SF (34%)
- SIDING - 500 SF (19%)
- METAL - 397 SF (15%)

BRICK - 1713 SF (66%)
TOTAL - 2,610 SF

A5 BUILDING 19 - W. ELEVATION
SCALE: 1/8" = 1'-0"

Designs Of Tomorrow - Architecture
1063 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258

JONATHAN LEE
No. 10724976-0301
LICENSED ARCHITECT

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

CONTRACT DOCS

DATE: 10/13/2022
NUMBER: 21020

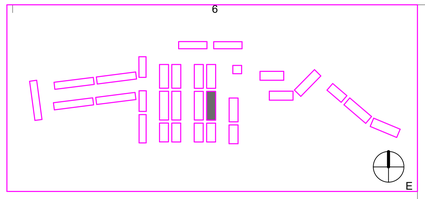
EXTERIOR ELEVATIONS - BLDG 19 (16124 RUSH RD)

A219

C:\Users\info\Documents\21020 - IKON Draper Townhomes_stg_bSMITLEJA.VJQJavRwebinTICNKnX

// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE VERTICAL SIDING - ARCTIC WHITE
- W1B — WALL FINISH 1B:
  - HARDIE VERTICAL SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE VERTICAL SIDING - MOUNTAIN SAGE
- W2A — WALL FINISH 2A:
  - INTERSTATE BRICK - ARCTIC WHITE
- W2B — WALL FINISH 2B:
  - INTERSTATE BRICK - MIDNIGHT BLACK
- W3 — WALL FINISH 3:
  - BREAK METAL
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - DARK GRAY PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BRONZE PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - DARK GRAY PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BRONZE PAINT



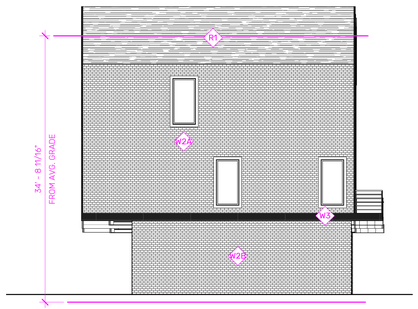
TOTAL BUILDING ELEVATION MATERIALS:

NON-BRICK MATERIALS - 2,293 SF (30%)
- SIDING - 1,236 SF (16%)
- METAL - 1,057 SF (14%)

BRICK - 5,228 SF (70%)
TOTAL - 7,521 SF

NON-BRICK MATERIALS - 49 SF (5%)
- METAL - 49 SF (5%)

BRICK - 887 SF (95%)
TOTAL - 936 SF



B1 BUILDING 20 - N. ELEVATION
SCALE: 1/8" = 1'-0"

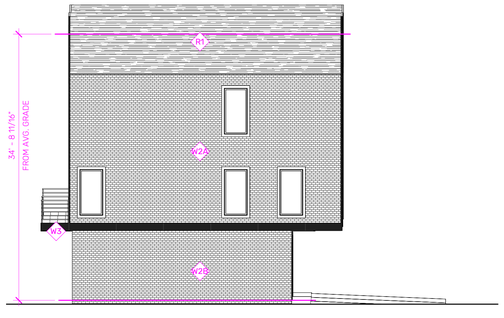
NON-BRICK MATERIALS - 1,219 SF (49%)
- SIDING - 736 SF (30%)
- METAL - 483 SF (19%)

BRICK - 1,271 SF (51%)
TOTAL - 2,490 SF

B5 BUILDING 20 - E. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 49 SF (5%)
- METAL - 49 SF (5%)

BRICK - 863 SF (95%)
TOTAL - 912 SF



A1 BUILDING 20 - S. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 976 SF (31%)
- SIDING - 500 SF (16%)
- METAL - 476 SF (15%)

BRICK - 2,207 SF (69%)
TOTAL - 3,183 SF

A5 BUILDING 20 - W. ELEVATION
SCALE: 1/8" = 1'-0"

Designs Of Tomorrow - Architecture
1063 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258

STATE OF UTAH
JONATHAN LEE
No. 10724976-0301
LICENSED ARCHITECT

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

CONTRACT DOCS

DATE: 10/13/2022
NUMBER: 21020

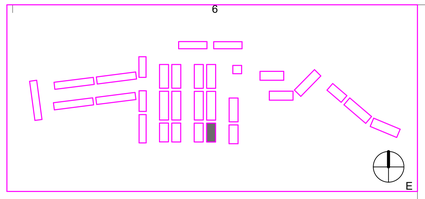
EXTERIOR ELEVATIONS - BLDG 20 (16142 RUSH RD)

A220

C:\Users\Kris\Documents\21020 - IKON Draper Townhomes_R

// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE VERTICAL SIDING - ARCTIC WHITE
- W1B — WALL FINISH 1B:
  - HARDIE VERTICAL SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE VERTICAL SIDING - MOUNTAIN SAGE
- W2A — WALL FINISH 2A:
  - INTERSTATE BRICK - ARCTIC WHITE
- W2B — WALL FINISH 2B:
  - INTERSTATE BRICK - MIDNIGHT BLACK
- W3 — WALL FINISH 3:
  - BREAK METAL
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - DARK GRAY PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BRONZE PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - DARK GRAY PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BRONZE PAINT



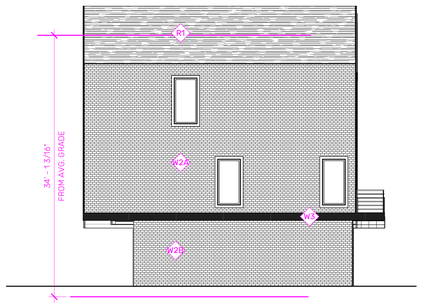
TOTAL BUILDING ELEVATION MATERIALS:

NON-BRICK MATERIALS - 1,742 SF (31%)
- SIDING - 996 SF (18%)
- METAL - 746 SF (13%)

BRICK - 3,799 SF (69%)
TOTAL - 5,541 SF

NON-BRICK MATERIALS - 49 SF (5%)
- METAL - 49 SF (5%)

BRICK - 863 SF (95%)
TOTAL - 912 SF



B2 BUILDING 21 - N. ELEVATION
SCALE: 1/8" = 1'-0"

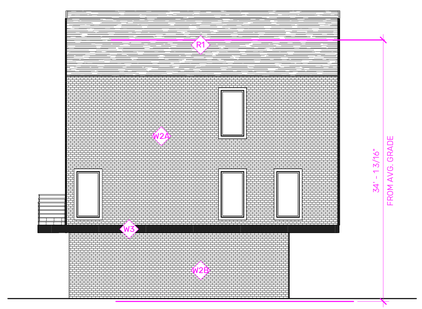
NON-BRICK MATERIALS - 688 SF (42%)
- SIDING - 368 SF (22%)
- METAL - 320 SF (20%)

BRICK - 943 SF (58%)
TOTAL - 1,631 SF

B5 BUILDING 21 - E. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 49 SF (5%)
- METAL - 49 SF (5%)

BRICK - 863 SF (95%)
TOTAL - 912 SF



A2 BUILDING 21 - S. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 956 SF (46%)
- SIDING - 628 SF (30%)
- METAL - 328 SF (16%)

BRICK - 1,130 SF (54%)
TOTAL - 2,086 SF

A5 BUILDING 21 - W. ELEVATION
SCALE: 1/8" = 1'-0"

Designs Of Tomorrow - Architecture
1063 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258

STATE OF UTAH
JONATHAN LEE
No. 10724976-0301
LICENSED ARCHITECT

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES
BROOKINGS DR. & SUNCREST DR.

CONTRACT DOCS

DATE: 10/13/2022
NUMBER: 21020

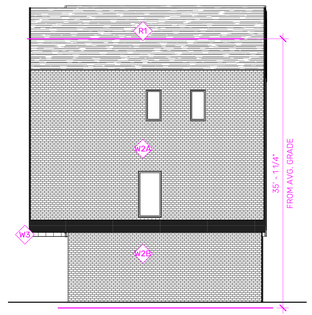
EXTERIOR ELEVATIONS - BLDG 21 (16164 RUSH RD)

A221

C:\Users\mrfis\Documents\2020 - IKON Draper Townhomes_R_mrfisher.TCH.rvt

NON-BRICK MATERIALS - 60 SF (7%)
- METAL - 60 SF (7%)

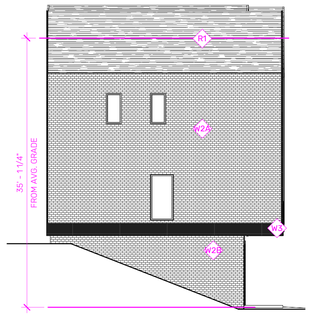
BRICK - 803 SF (93%)
TOTAL - 863 SF



B2 BUILDING 22 - E. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 60 SF (8%)
- METAL - 60 SF (8%)

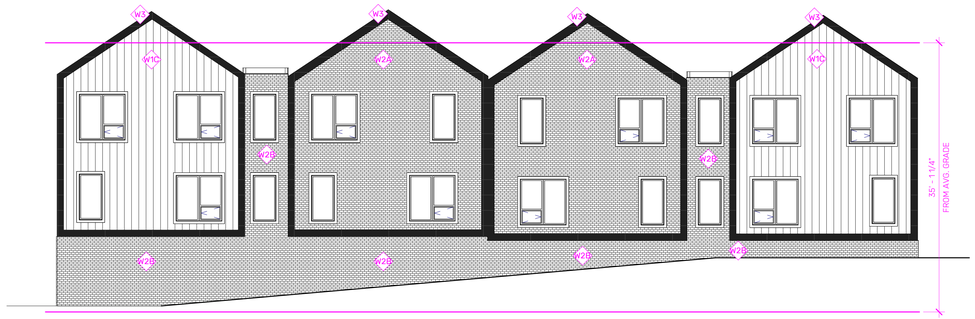
BRICK - 681 SF (92%)
TOTAL - 741 SF



A2 BUILDING 22 - W. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 1,100 SF (45%)
- SIDING - 763 SF (28%)
- METAL - 335 SF (13%)

BRICK - 1,600 SF (59%)
TOTAL - 2,470 SF



B5 BUILDING 22 - N. ELEVATION
SCALE: 1/8" = 1'-0"

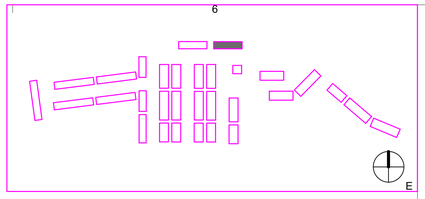
NON-BRICK MATERIALS - 977 SF (45%)
- SIDING - 631 SF (29%)
- METAL - 353 SF (16%)

BRICK - 1,209 SF (55%)
TOTAL - 2,193 SF

A5 BUILDING 22 - S. ELEVATION
SCALE: 1/8" = 1'-0"

// FINISH SCHEDULE

- W1A WALL FINISH 1A: HARDIE VERTICAL SIDING - ARCTIC WHITE
- W1B WALL FINISH 1B: HARDIE VERTICAL SIDING - EVENING BLUE
- W1C WALL FINISH 1C: HARDIE VERTICAL SIDING - MOUNTAIN SAGE
- W2A WALL FINISH 2A: INTERSTATE BRICK - ARCTIC WHITE
- W2B WALL FINISH 2B: INTERSTATE BRICK - MIDNIGHT BLACK
- W3 WALL FINISH 3: BREAK METAL
- R1 ROOF FINISH: IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- D1A GARAGE DOOR 1 - FINISH 1: DARK GRAY PAINT
- D1B GARAGE DOOR 1 - FINISH 2: DARK BRONZE PAINT
- D2A GARAGE DOOR 2 - FINISH 1: DARK GRAY PAINT
- D2B GARAGE DOOR 2 - FINISH 2: DARK BRONZE PAINT



TOTAL BUILDING ELEVATION MATERIALS:

NON-BRICK MATERIALS - 2,197 SF (34%)
- SIDING - 1,367 SF (21%)
- METAL - 808 SF (13%)

BRICK - 4,293 SF (66%)
TOTAL - 6,468 SF

Designs Of Tomorrow - Architecture
1063 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258

STATE OF UTAH
JONATHAN LEE
No. 10724976-0301
LICENSED ARCHITECT

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES
BROOKINGS DR. & SUNCREST DR.

CONTRACT DOCS

DATE: 10/13/2022
NUMBER: 21020

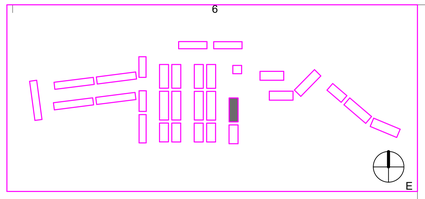
EXTERIOR ELEVATIONS - BLDG 22 (2233 WURL WAY)

A222

C:\Users\Info\Documents\21020 - IKON Draper Townhomes_R

// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE VERTICAL SIDING - ARCTIC WHITE
- W1B — WALL FINISH 1B:
  - HARDIE VERTICAL SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE VERTICAL SIDING - MOUNTAIN SAGE
- W2A — WALL FINISH 2A:
  - INTERSTATE BRICK - ARCTIC WHITE
- W2B — WALL FINISH 2B:
  - INTERSTATE BRICK - MIDNIGHT BLACK
- W3 — WALL FINISH 3:
  - BREAK METAL
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - DARK GRAY PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BRONZE PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - DARK GRAY PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BRONZE PAINT



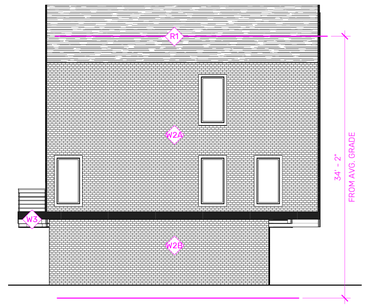
TOTAL BUILDING ELEVATION MATERIALS:

NON-BRICK MATERIALS - 1,949 SF (30%)
- SIDING - 1,052 SF (16%)
- METAL - 897 SF (14%)

BRICK - 4,571 SF (70%)
TOTAL - 6,520 SF

NON-BRICK MATERIALS - 49 SF (5%)
- METAL - 49 SF (5%)

BRICK - 887 SF (95%)
TOTAL - 936 SF



B2 BUILDING 23 - N. ELEVATION
SCALE: 1/8" = 1'-0"

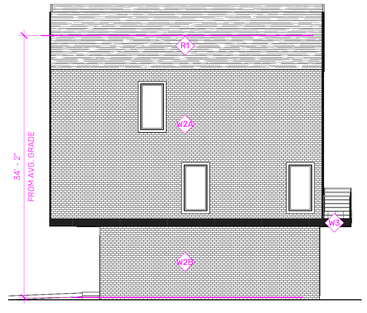
NON-BRICK MATERIALS - 897, SF (34%)
- SIDING - 500 SF (19%)
- METAL - 397 SF (15%)

BRICK - 1713 SF (66%)
TOTAL - 2,610 SF

B5 BUILDING 23 - E. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 49 SF (5%)
- METAL - 49 SF (5%)

BRICK - 863 SF (95%)
TOTAL - 912 SF



A2 BUILDING 23 - S. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 954 SF (46%)
- SIDING - 552 SF (27%)
- METAL - 402 SF (19%)

BRICK - 1108 SF (54%)
TOTAL - 2,062 SF

A5 BUILDING 23 - W. ELEVATION
SCALE: 1/8" = 1'-0"

Designs Of Tomorrow - Architecture
1063 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258

STATE OF UTAH
JONATHAN LEE
No. 10724976-0301
LICENSED ARCHITECT

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

CONTRACT DOCS

DATE: 10/13/2022
NUMBER: 21020

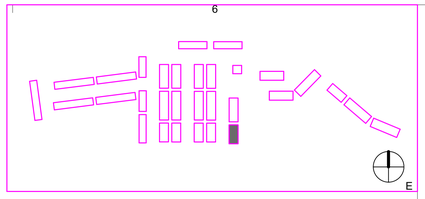
EXTERIOR ELEVATIONS - BLDG 23 (16143 RUSH RD)

A223

C:\Users\mrfid\Documents\2020 - IKON Draper Townhomes_R[p]_ARCHITECTURAL_20_V22.2.rvt Model: TCVM.rvt

// FINISH SCHEDULE

- W1A — WALL FINISH 1A: HARDIE VERTICAL SIDING - ARCTIC WHITE
- W1B — WALL FINISH 1B: HARDIE VERTICAL SIDING - EVENING BLUE
- W1C — WALL FINISH 1C: HARDIE VERTICAL SIDING - MOUNTAIN SAGE
- W2A — WALL FINISH 2A: INTERSTATE BRICK - ARCTIC WHITE
- W2B — WALL FINISH 2B: INTERSTATE BRICK - MIDNIGHT BLACK
- W3 — WALL FINISH 3: BREAK METAL
- R1 — ROOF FINISH: IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1: DARK GRAY PAINT
- G1B — GARAGE DOOR 1 - FINISH 2: DARK BRONZE PAINT
- G2A — GARAGE DOOR 2 - FINISH 1: DARK GRAY PAINT
- G2B — GARAGE DOOR 2 - FINISH 2: DARK BRONZE PAINT



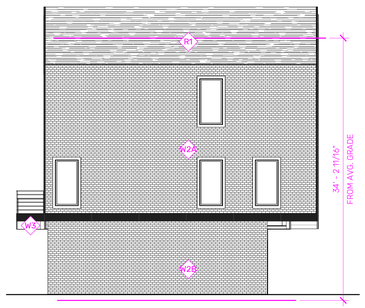
TOTAL BUILDING ELEVATION MATERIALS:

NON-BRICK MATERIALS - 1,731 SF (31%)
- SIDING - 996 SF (18%)
- METAL - 735 SF (13%)

BRICK - 3,811 SF (69%)
TOTAL - 5,542 SF

NON-BRICK MATERIALS - 49 SF (5%)
- METAL - 49 SF (5%)

BRICK - 863 SF (95%)
TOTAL - 912 SF



B2 BUILDING 24 - N. ELEVATION
SCALE: 1/8" = 1'-0"

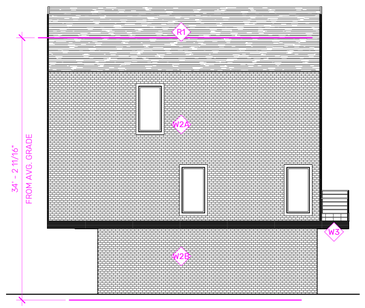
NON-BRICK MATERIALS - 945 SF (45%)
- SIDING - 628 SF (30%)
- METAL - 317 SF (15%)

BRICK - 1,118 SF (55%)
TOTAL - 2,063 SF

B5 BUILDING 24 - E. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 49 SF (5%)
- METAL - 49 SF (5%)

BRICK - 887 SF (95%)
TOTAL - 936 SF



A2 BUILDING 24 - S. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 688 SF (42%)
- SIDING - 368 SF (22%)
- METAL - 320 SF (20%)

BRICK - 943 SF (58%)
TOTAL - 1,631 SF

A5 BUILDING 24 - W. ELEVATION
SCALE: 1/8" = 1'-0"

Designs Of Tomorrow - Architecture
1063 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258

STATE OF UTAH
JONATHAN LEE
No. 10724976-0301
LICENSED ARCHITECT

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

CONTRACT DOCS

DATE: 10/13/2022
NUMBER: 21020

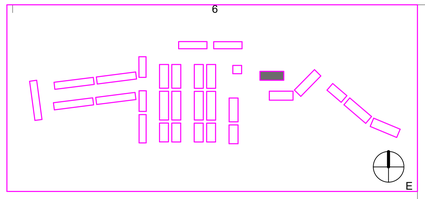
EXTERIOR ELEVATIONS - BLDG 24 (16167 RUSH RD)

A224

C:\Users\mfox\Documents\21020 - IKON Draper Townhomes (Bldg 24)_R22_2.0_V22.2.0.rvt fox.rvt

// FINISH SCHEDULE

- W1A — WALL FINISH 1A: HARDIE VERTICAL SIDING - ARCTIC WHITE
- W1B — WALL FINISH 1B: HARDIE VERTICAL SIDING - EVENING BLUE
- W1C — WALL FINISH 1C: HARDIE VERTICAL SIDING - MOUNTAIN SAGE
- W2A — WALL FINISH 2A: INTERSTATE BRICK - ARCTIC WHITE
- W2B — WALL FINISH 2B: INTERSTATE BRICK - MIDNIGHT BLACK
- W3 — WALL FINISH 3: BREAK METAL
- R1 — ROOF FINISH: IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1: DARK GRAY PAINT
- G1B — GARAGE DOOR 1 - FINISH 2: DARK BRONZE PAINT
- G2A — GARAGE DOOR 2 - FINISH 1: DARK GRAY PAINT
- G2B — GARAGE DOOR 2 - FINISH 2: DARK BRONZE PAINT



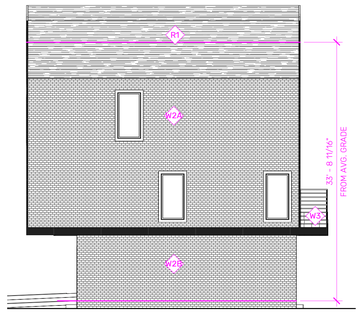
TOTAL BUILDING ELEVATION MATERIALS:

NON-BRICK MATERIALS - 1,949 SF (3%)
- SIDING - 1,052 SF (16%)
- METAL - 897 SF (14%)

BRICK - 4,571 SF (70%)
TOTAL - 6,520 SF

NON-BRICK MATERIALS - 49 SF (5%)
- METAL - 49 SF (5%)

BRICK - 887 SF (95%)
TOTAL - 936 SF



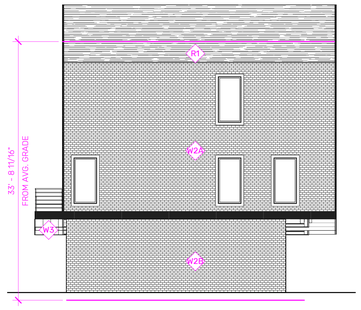
NON-BRICK MATERIALS - 897, SF (34%)
- SIDING - 500 SF (19%)
- METAL - 397 SF (15%)

BRICK - 1713 SF (66%)
TOTAL - 2,610 SF

B2 BUILDING 25 - E. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 49 SF (5%)
- METAL - 49 SF (5%)

BRICK - 863 SF (95%)
TOTAL - 912 SF



B5 BUILDING 25 - N. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 954 SF (46%)
- SIDING - 552 SF (27%)
- METAL - 402 SF (19%)

BRICK - 1108 SF (54%)
TOTAL - 2,062 SF

A2 BUILDING 25 - W. ELEVATION
SCALE: 1/8" = 1'-0"

A5 BUILDING 25 - S. ELEVATION
SCALE: 1/8" = 1'-0"

Designs Of Tomorrow - Architecture
1063 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258

STATE OF UTAH
JONATHAN LEE
No. 10724976-0301
LICENSED ARCHITECT

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

CONTRACT DOCS

DATE: 10/13/2022
NUMBER: 21020

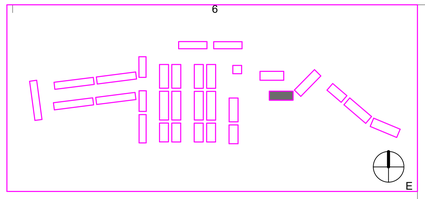
EXTERIOR ELEVATIONS - BLDG 25 (2256 IKON DR)

A225

C:\Users\Jon\Documents\2020 - IKON Draper Townhomes_R_Jon.Lee.rvt

// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE VERTICAL SIDING - ARCTIC WHITE
- W1B — WALL FINISH 1B:
  - HARDIE VERTICAL SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE VERTICAL SIDING - MOUNTAIN SAGE
- W2A — WALL FINISH 2A:
  - INTERSTATE BRICK - ARCTIC WHITE
- W2B — WALL FINISH 2B:
  - INTERSTATE BRICK - MIDNIGHT BLACK
- W3 — WALL FINISH 3:
  - BREAK METAL
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - DARK GRAY PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BRONZE PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - DARK GRAY PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BRONZE PAINT



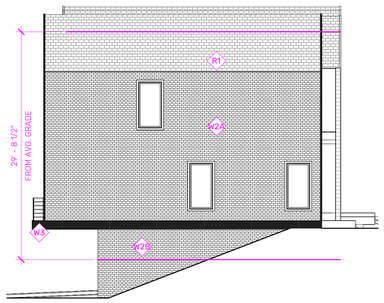
TOTAL BUILDING ELEVATION MATERIALS:

NON-BRICK MATERIALS - 1,909 SF (34%)
- SIDING - 1,103 SF (20%)
- METAL - 806 SF (14%)

BRICK - 3,684 SF (66%)
TOTAL - 5,593 SF

NON-BRICK MATERIALS - 49 SF (6%)
- METAL - 49 SF (6%)

BRICK - 736 SF (94%)
TOTAL - 785 SF



B2 BUILDING 26 - E. ELEVATION
SCALE: 1/8" = 1'-0"

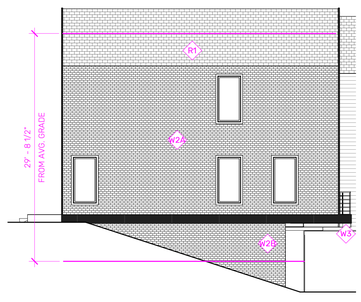
NON-BRICK MATERIALS - 848 SF (46%)
- LAP SIDING - 549 SF (30%)
- METAL - 299 SF (16%)

BRICK - 989 SF (54%)
TOTAL - 1,837 SF

B5 BUILDING 26 - N. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK - MATERIALS - 49 SF (6%)
- METAL - 49 SF (6%)

BRICK - 713 SF (94%)
TOTAL - 762 SF



A2 BUILDING 26 - W. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 963 SF (44%)
- LAP SIDING - 554 SF (25%)
- METAL - 409 SF (19%)

BRICK - 1,246 SF (56%)
TOTAL - 2,209 SF

A5 BUILDING 26 - S. ELEVATION
SCALE: 1/8" = 1'-0"

Designs Of Tomorrow - Architecture
1063 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258

STATE OF UTAH
JONATHAN LEE
No. 10724976-0301
LICENSED ARCHITECT

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

CONTRACT DOCS

DATE: 10/13/2022
NUMBER: 21020

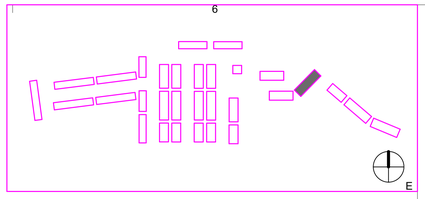
EXTERIOR ELEVATIONS - BLDG 26 (2264 HORSETAIL)

A226

C:\Users\kirk\Documents\21020 - IKON Draper Townhomes_alig_kSAXTEJS.rvt 2JavTwebkrTCNKnt

// FINISH SCHEDULE

- W1A — WALL FINISH 1A: HARDIE VERTICAL SIDING - ARCTIC WHITE
- W1B — WALL FINISH 1B: HARDIE VERTICAL SIDING - EVENING BLUE
- W1C — WALL FINISH 1C: HARDIE VERTICAL SIDING - MOUNTAIN SAGE
- W2A — WALL FINISH 2A: INTERSTATE BRICK - ARCTIC WHITE
- W2B — WALL FINISH 2B: INTERSTATE BRICK - MIDNIGHT BLACK
- W3 — WALL FINISH 3: BREAK METAL
- R1 — ROOF FINISH: IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1: DARK GRAY PAINT
- G1B — GARAGE DOOR 1 - FINISH 2: DARK BRONZE PAINT
- G2A — GARAGE DOOR 2 - FINISH 1: DARK GRAY PAINT
- G2B — GARAGE DOOR 2 - FINISH 2: DARK BRONZE PAINT



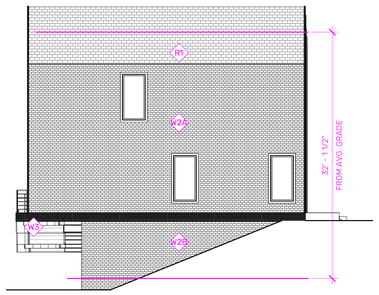
TOTAL BUILDING ELEVATION MATERIALS:

NON-BRICK MATERIALS - 2,261 SF (35%)
- SIDING - 1,288 SF (20%)
- METAL - 973 SF (15%)

BRICK - 4,186 SF (65%)
TOTAL - 6,447 SF

NON-BRICK MATERIALS - 49 SF (6%)
- METAL - 49 SF (6%)

BRICK - 736 SF (94%)
TOTAL - 785 SF



B1 BUILDING 27 - N.E. ELEVATION
SCALE: 1/8" = 1'-0"

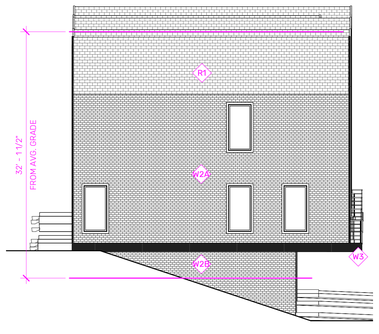
NON-BRICK MATERIALS - 909 SF (41%)
- LAP SIDING - 549 SF (25%)
- METAL - 360 SF (16%)

BRICK - 1,320 SF (59%)
TOTAL - 2,229 SF

B5 BUILDING 27 - N.W. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK - MATERIALS - 49 SF (6%)
- METAL - 49 SF (6%)

BRICK - 713 SF (94%)
TOTAL - 762 SF



A1 BUILDING 27 - S.W. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 1,254 SF (47%)
- LAP SIDING - 739 SF (28%)
- METAL - 515 SF (19%)

BRICK - 1,417 SF (53%)
TOTAL - 2,671 SF

A5 BUILDING 27 - S.E. ELEVATION
SCALE: 1/8" = 1'-0"

Designs Of Tomorrow - Architecture
1063 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258

STATE OF UTAH
JONATHAN LEE
No. 10724976-0301
LICENSED ARCHITECT

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

CONTRACT DOCS

DATE: 10/13/2022
NUMBER: 21020

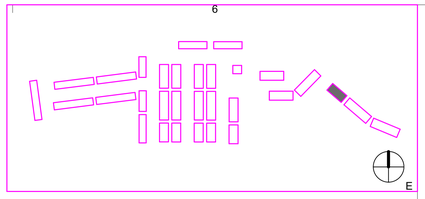
EXTERIOR ELEVATIONS - BLDG 27 (2276 HORSETAIL)

A227

C:\Users\Kris\Documents\2020 - IKON Draper Townhomes_R6_LEGACY_20-V22_kwheeler.TCH4.rvt

// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE VERTICAL SIDING - ARCTIC WHITE
- W1B — WALL FINISH 1B:
  - HARDIE VERTICAL SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE VERTICAL SIDING - MOUNTAIN SAGE
- W2A — WALL FINISH 2A:
  - INTERSTATE BRICK - ARCTIC WHITE
- W2B — WALL FINISH 2B:
  - INTERSTATE BRICK - MIDNIGHT BLACK
- W3 — WALL FINISH 3:
  - BREAK METAL
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - DARK GRAY PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BRONZE PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - DARK GRAY PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BRONZE PAINT



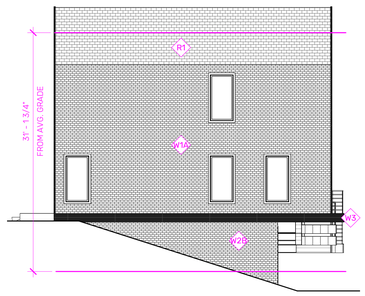
TOTAL BUILDING ELEVATION MATERIALS:

NON-BRICK MATERIALS - 1,029 SF (22%)
- SIDING - 370 SF (8%)
- METAL - 659 SF (14%)

BRICK - 3,716 SF (78%)
TOTAL - 4,745 SF

NON-BRICK - MATERIALS - 49 SF (6%)
- METAL - 49 SF (6%)

BRICK - 713 SF (94%)
TOTAL - 762 SF



B2 BUILDING 28 - N.W. ELEVATION
SCALE: 1/8" = 1'-0"

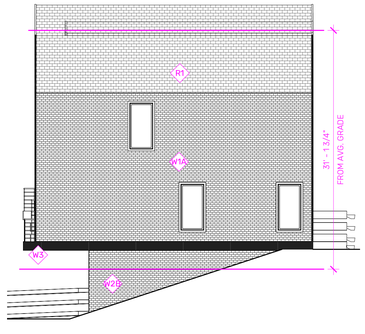
NON-BRICK MATERIALS - 238 SF (16%)
- LAP SIDING - 0 SF (0%)
- METAL - 238 SF (16%)

BRICK - 1,207 SF (84%)
TOTAL - 1,445 SF

B5 BUILDING 28 - N.E. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 49 SF (6%)
- METAL - 49 SF (6%)

BRICK - 736 SF (94%)
TOTAL - 785 SF



A2 BUILDING 28 - S.E., ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 693 SF (39%)
- LAP SIDING - 370 SF (21%)
- METAL - 323 SF (18%)

BRICK - 1,060 SF (61%)
TOTAL - 1,753 SF

A5 BUILDING 28 - S.W. ELEVATION
SCALE: 1/8" = 1'-0"

Designs Of Tomorrow - Architecture
1063 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258

STATE OF UTAH
JONATHAN LEE
No. 10724976-0301
LICENSED ARCHITECT

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

CONTRACT DOCS

DATE: 10/13/2022
NUMBER: 21020

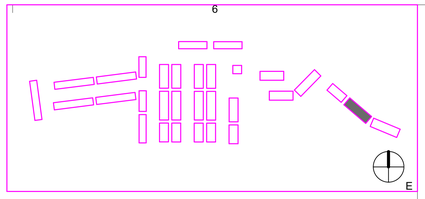
EXTERIOR ELEVATIONS - BLDG 28 (2268 HORSETAIL)

A228

C:\Users\Info\Documents\21020 - IKON Draper Townhomes_R_Info.dwg

// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE VERTICAL SIDING - ARCTIC WHITE
- W1B — WALL FINISH 1B:
  - HARDIE VERTICAL SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE VERTICAL SIDING - MOUNTAIN SAGE
- W2A — WALL FINISH 2A:
  - INTERSTATE BRICK - ARCTIC WHITE
- W2B — WALL FINISH 2B:
  - INTERSTATE BRICK - MIDNIGHT BLACK
- W3 — WALL FINISH 3:
  - BREAK METAL
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - DARK GRAY PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BRONZE PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - DARK GRAY PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BRONZE PAINT



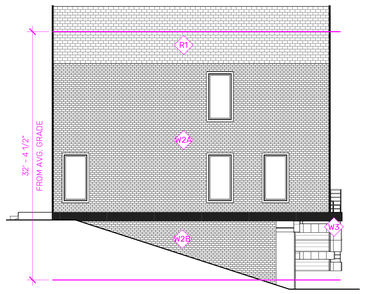
TOTAL BUILDING ELEVATION MATERIALS:

NON-BRICK MATERIALS - 2,261 SF (35%)
- SIDING - 1,288 SF (20%)
- METAL - 973 SF (15%)

BRICK - 4,186 SF (69%)
TOTAL - 6,447 SF

NON-BRICK - MATERIALS - 49 SF (6%)
- METAL - 49 SF (6%)

BRICK - 713 SF (94%)
TOTAL - 762 SF



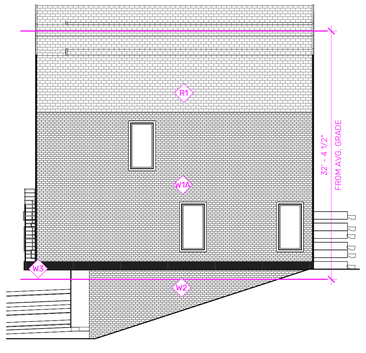
NON-BRICK MATERIALS - 909 SF (41%)
- LAP SIDING - 549 SF (25%)
- METAL - 360 SF (16%)

BRICK - 1,320 SF (59%)
TOTAL - 2,229 SF

B1 BUILDING 29 - N.W. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 49 SF (6%)
- METAL - 49 SF (6%)

BRICK - 736 SF (94%)
TOTAL - 785 SF



A1 BUILDING 29 - S.E. ELEVATION
SCALE: 1/8" = 1'-0"

B5 BUILDING 29 - N.E. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 1,254 SF (47%)
- LAP SIDING - 739 SF (28%)
- METAL - 515 SF (19%)

BRICK - 1,417 SF (53%)
TOTAL - 2,671 SF

A5 BUILDING 29 - S.W. ELEVATION
SCALE: 1/8" = 1'-0"

Designs Of Tomorrow - Architecture
1063 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258

STATE OF UTAH
JONATHAN LEE
No. 10724976-0301
LICENSED ARCHITECT

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES
BROOKINGS DR. & SUNCREST DR.

CONTRACT DOCS

DATE: 10/13/2022
NUMBER: 21020

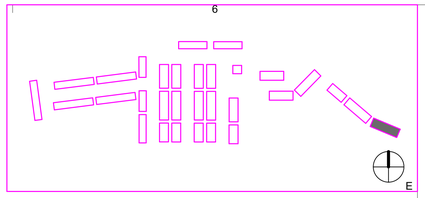
EXTERIOR ELEVATIONS - BLDG 29 (2302 HORSETAIL)

A229

C:\Users\mlee\Documents\21020 - IKON Draper Townhomes_R_MLEE.rvt

// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE VERTICAL SIDING - ARCTIC WHITE
- W1B — WALL FINISH 1B:
  - HARDIE VERTICAL SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE VERTICAL SIDING - MOUNTAIN SAGE
- W2A — WALL FINISH 2A:
  - INTERSTATE BRICK - ARCTIC WHITE
- W2B — WALL FINISH 2B:
  - INTERSTATE BRICK - MIDNIGHT BLACK
- W3 — WALL FINISH 3:
  - BREAK METAL
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - DARK GRAY PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BRONZE PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - DARK GRAY PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BRONZE PAINT



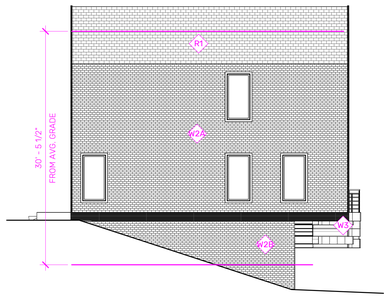
TOTAL BUILDING ELEVATION MATERIALS:

NON-BRICK MATERIALS - 2,261 SF (35%)
- SIDING - 1,288 SF (20%)
- METAL - 973 SF (15%)

BRICK - 4,186 SF (69%)
TOTAL - 6,447 SF

NON-BRICK MATERIALS - 49 SF (6%)
- METAL - 49 SF (6%)

BRICK - 713 SF (94%)
TOTAL - 762 SF



B1 BUILDING 30 - N.W. ELEVATION
SCALE: 1/8" = 1'-0"

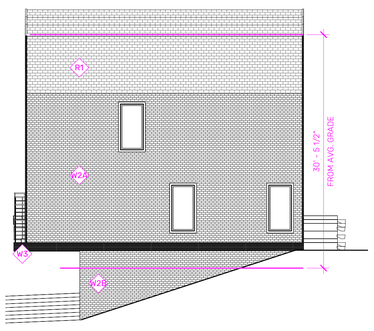
NON-BRICK MATERIALS - 909 SF (41%)
- LAP SIDING - 549 SF (25%)
- METAL - 360 SF (16%)

BRICK - 1320 SF (59%)
TOTAL - 2,229 SF

B5 BUILDING 30 - N.E. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 49 SF (6%)
- METAL - 49 SF (6%)

BRICK - 736 SF (94%)
TOTAL - 785 SF



A1 BUILDING 30 - S.E. ELEVATION
SCALE: 1/8" = 1'-0"

NON-BRICK MATERIALS - 1,254 SF (47%)
- LAP SIDING - 739 SF (28%)
- METAL - 515 SF (19%)

BRICK - 1,417 SF (53%)
TOTAL - 2,671 SF

A5 BUILDING 30 - S.W. ELEVATION
SCALE: 1/8" = 1'-0"

Designs Of Tomorrow - Architecture
1063 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258

STATE OF UTAH
JONATHAN LEE
No. 10724976-0301
LICENSED ARCHITECT

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

CONTRACT DOCS

DATE: 10/13/2022
NUMBER: 21020

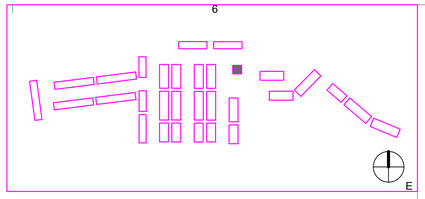
EXTERIOR ELEVATIONS - BLDG 30 (2324 HORSETAIL)

A230

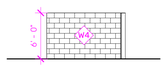
C:\Users\Jon\Dropbox\Documents\2020 - ADH Designs\Townhomes dwg\ARCHITECTURAL\20-V22.2.bim\wall TOWN.rvt

// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE VERTICAL SIDING - ARCTIC WHITE
- W1B — WALL FINISH 1B:
  - HARDIE VERTICAL SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE VERTICAL SIDING - MOUNTAIN SAGE
- W2A — WALL FINISH 2A:
  - INTERSTATE BRICK - ARCTIC WHITE
- W2B — WALL FINISH 2B:
  - INTERSTATE BRICK - MIDNIGHT BLACK
- W3 — WALL FINISH 3:
  - BREAK METAL
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - DARK GRAY PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BRONZE PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - DARK GRAY PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BRONZE PAINT

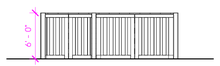


- SPLIT FACE CMU - 58 SF (100%)



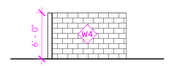
D2 GARBAGE ENCLOSURE W. ELEVATION
SCALE: 1/8" = 1'-0"

POWDER COATED SOLID METAL GATE. COLOR TO MATCH DARK BRONZE HARDWARE AND TRIM THROUGHOUT PROJECT.



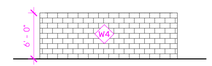
D3 GARBAGE ENCLOSURE S. ELEVATION
SCALE: 1/8" = 1'-0"

- SPLIT FACE CMU - 58 SF (100%)



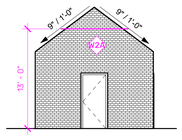
D4 GARBAGE ENCLOSURE E. ELEVATION
SCALE: 1/8" = 1'-0"

- SPLIT FACE CMU - 108 SF (100%)



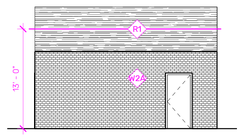
D6 GARBAGE ENCLOSURE N. ELEVATION
SCALE: 1/8" = 1'-0"

- BRICK - 174 SF (100%)



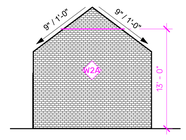
C3 POOL MECH. + STORAGE W. ELEVATION
SCALE: 1/8" = 1'-0"

- BRICK - 139 SF (100%)



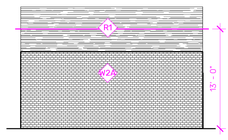
C4 POOL MECH. + STORAGE S. ELEVATION
SCALE: 1/8" = 1'-0"

- BRICK - 199 SF (100%)



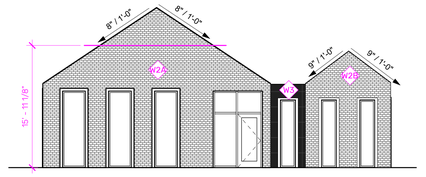
C5 POOL MECH. + STORAGE E. ELEVATION
SCALE: 1/8" = 1'-0"

- BRICK - 139 SF (100%)



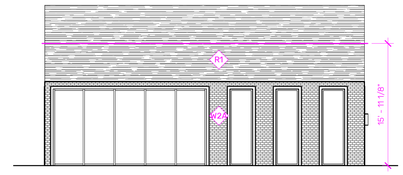
C6 POOL MECH. + STORAGE N. ELEVATION
SCALE: 1/8" = 1'-0"

- BRICK - 390 SF (94%)
- METAL - 25 SF (6%)

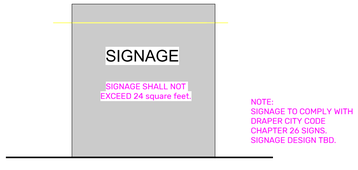


B4 BUILDING CC - N. ELEVATION
SCALE: 1/8" = 1'-0"

BRICK - 129 SF (100%)



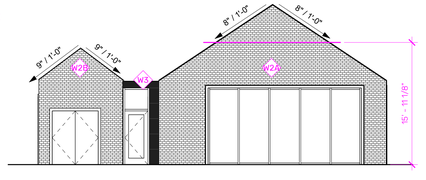
B6 BUILDING CC - E. ELEVATION
SCALE: 1/8" = 1'-0"



NOTE:
SIGNAGE TO COMPLY WITH DRAPER CITY CODE CHAPTER 26 SIGNS. SIGNAGE DESIGN TBD.

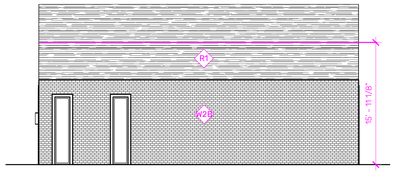
A3 SIGNAGE ELEVATION
SCALE: 1/2" = 1'-0"

- BRICK - 353 SF (95%)
- METAL - 17 SF (5%)



A4 BUILDING CC - S. ELEVATION
SCALE: 1/8" = 1'-0"

BRICK - 412 SF (100%)



A6 BUILDING CC - W. ELEVATION
SCALE: 1/8" = 1'-0"

Designs Of Tomorrow - Architecture
1063 S State St.,
Salt Lake City,
UT 84111
Phone: (801) 864-5258

STATE OF UTAH
JONATHAN LEE
No. 10724976-0301
LICENSED ARCHITECT

REVISIONS:

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

CONTRACT DOCS

DATE: 10/13/2022
NUMBER: 21020

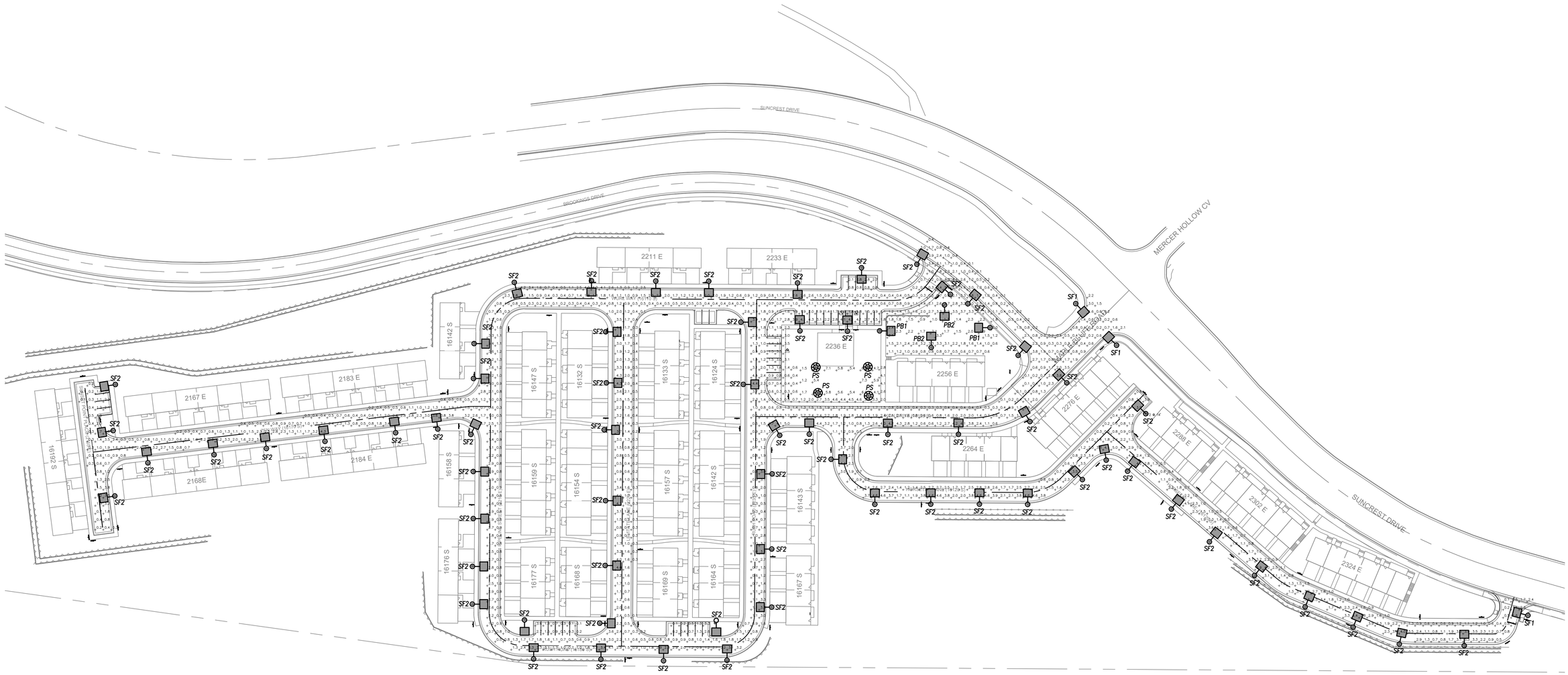
EXTERIOR ELEVATIONS - BLDG CC (2236 WURL WAY)

A231

C:\Users\KirstDocuments\21020 - IKON Draper Townhomes_R6_LEWIS_JO_V22.2.rvt Kirsten.Christensen@designsoftomorrow.com

EXHIBIT J
LIGHTING PLANS

ENTIRE SHEET ⚠



SITE PHOTOMETRIC PLAN

SCALE: 1" = 60'-0"

FIXTURE COUNTS

FIXTURE	QUANTITY
SF1	3
SF2	67
PB1	2
PB2	2
PS	4

STREET CALC ZONE

AVERAGE	1.6 fc
MAXIMUM	5.0 fc
MAX/AVERAGE	3.13 fc

PICKLEBALL CALC ZONE

AVERAGE	1.7 fc
MAXIMUM	2.3 fc
MAX/AVERAGE	1.35 fc

POOL CALC ZONE

AVERAGE	5.0 fc
MAXIMUM	7.3 fc
MAX/AVERAGE	1.46 fc

SITE LIGHTING FIXTURE SCHEDULE

FIXT	FIXTURE						LAMPS		POLE			REMARKS
#	MANUFACTURER	CATALOG #	VOLTS	#/POLE	WATTS	MOUNTING	TYPE	QTY/FIXT.	MANUFACTURER	HEIGHT	CATALOG #	
SF1	MOUNTAIN STATES	K208P4FLII40(SSL)7030-120-277-KPL21-PR7	120	1	40	POLE	LED	-	MOUNTAIN STATES	16'	16EFA-5-TT/4x40D-WASH-(VERDE GREEN)	PROVIDED BY OWNER INSTALLED BY CONTRACTOR
SF2	LITHONIA	DSX0 LED P2 30K BLC MVOLT	120	1	49	POLE	LED	-	LITHONIA	14'	SSS 14 4C	PROVIDED BY OWNER INSTALLED BY CONTRACTOR
PB1	LITHONIA	DSX0 LED P2 40K TFTM MVOLT HS	120	1	49	POLE	LED	-	LITHONIA	18'	SSS 18 4C	PROVIDED BY OWNER INSTALLED BY CONTRACTOR
PB2	LITHONIA	DSX0 LED P2 40K T1S MVOLT	120	1	49	POLE	LED	-	LITHONIA	18'	SSS 18 4C	PROVIDED BY OWNER INSTALLED BY CONTRACTOR
PS	LITHONIA	MRP LED 42C 1000 40K SR3 MVOLT	120	1	151	POLE	LED	-	LITHONIA	18'	SSS 18 4C	PROVIDED BY OWNER INSTALLED BY CONTRACTOR

ROYAL ENGINEERING
MECHANICAL
PROVO, UTAH 84606
FAX: 801.375.2676
ELECTRICAL
1837 S. EAST BAY BLVD.
PHONE: 801.375.2228

THESE DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND THE INFORMATION HEREON IS INCOMPLETE UNLESS IN CONJUNCTION WITH ROYAL ENGINEERING'S INTERPRETATIONS, OPINIONS, OBSERVATIONS AND ADMINISTRATIONS. USE OR REPRODUCTION OF THESE DOCUMENTS IN WHOLE OR IN PART WITHOUT ROYAL ENGINEERING'S CONSENT IS IN VIOLATION OF COMMON LAW COPYRIGHT AND OTHER STATUTORY RESERVED RIGHTS. REFER TO ACT 17 U.S.C. PAR. 301 (1990). ALL RIGHTS RESERVED. REFER TO ACT 17 U.S.C. PAR. 301 (1990).

PRELIMINARY PLANS
PRELIMINARY PLANS
CONSTRUCTION
PRELIMINARY PLANS
PRELIMINARY PLANS
PRELIMINARY PLANS

MEMO

To: Planning Commission
From: Todd A. Draper, AICP
Date: 2023-11-09
Re: Public Hearing: Ambyr T. Lindsay, Inc. Home Occupation Conditional Use Permit (Administrative Item)

Comments:

This application is a request for approval of a Conditional Use Permit for approximately 0.36 acres located on the west side of Brook Haven Cv., at approximately 12972 S. Brook Haven Cv. The property is currently zoned R3. The applicant is requesting that a Conditional Use Permit be approved to allow for a home occupation providing cosmetology and barbering, classified as Personal Care Services.

The findings for approval as are follows:

1. Reasonable mitigation measures can be placed on the conditional use to alleviate anticipated detrimental effects.

The findings for denial as are follows:

1. Reasonable mitigation measures cannot be placed on the conditional use to alleviate anticipated detrimental effects.

ATTACHMENTS:

HOCUP-6837-2023 Staff Report - Finalized.pdf

Development Review Committee
1020 East Pioneer Road
Draper, UT 84020
October 19, 2023

To: Draper City Planning Commission
Business Date: November 9, 2023

From: Development Review Committee

Prepared By: Todd A. Draper, AICP, Planning Manager
Planning Division
Community Development Department
801-576-6335, todd.draper@draperutah.gov

Re: **Ambyr T. Lindsay, Inc. Home Occupation – Conditional Use Permit Request**

Application No.:	HOCC-6837-2023
Applicant:	Ambyr Lindsay, representing Ambyr T. Lindsay, Inc. Ambyr Lindsay, Terry Young, and Laurie Young
Project Location:	12972 S. Brook Haven Cv.
Current Zoning:	R3 (Residential Single-Family, 13,000 ft² min. lot size) Zone
Acreage:	0.36 Acres (Approximately 15,682 ft^2)
Request:	Request for approval of a Home Occupation Conditional Use Permit in the R3 zone to allow for a home occupation providing cosmetology and barbering Personal Care Services.

BACKGROUND AND SUMMARY

This application is a request for approval of a Conditional Use Permit for approximately 0.36 acres located on the west side of Brook Haven Cv., at approximately 12972 S. Brook Haven Cv. (Exhibit B & C). The property is currently zoned R3. The applicant is requesting that a Conditional Use Permit be approved to allow for a home occupation providing cosmetology and barbering, classified as Personal Care Services.

The existing single-family home was built in 1994. The applicant has indicated that they will be operating a salon from a studio near the front entry to the home (Exhibit G).

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Medium Density	Exhibit D
Current Zoning	R3	Exhibit E
Proposed Use	Home Occupation – Personal Care Services	
Adjacent Zoning		
East	R3	
West	R3	
North	R3	
South	R3	

The Residential Medium Density land use designation is characterized as follows:

Residential Medium Density

LAND USE DESCRIPTION		
CHARACTERISTICS	• Preservation of large tracts of open space, rather than open space contained primarily in individual subdivision lots • Variations and mixing of lot sizes, setbacks, and residential development forms • Minimal fronting of homes on major streets • Provision for trails that allow interconnectivity to other existing or proposed trails • Discourage "piecemeal" infrastructure installation • Trees and abundant landscaping, encouraging low water use and native plants	
LAND USE MIX	Primary • Single-family detached homes	Secondary • Parks • Churches • Schools • Open Space
DENSITY	• Density range: 2-4 dwelling units per acre	
COMPATIBLE ZONING	• Residential Agricultural (RA2) • Single-family Residential (R3) • Single-family Residential (R4) • Master Planned Community (MPC)	
OTHER CRITERIA	• Preservation of environmental features usually requires a master-planned or cluster development. Increased densities within these areas would be allowed only with compliance to specified performance standards and impact mitigation measures	

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the R3 zone is to "*permit medium density residential development without special mitigation*

requirements. This zone is intended to provide incentives to foster residential development with little impact on its surroundings and on municipal services, and to generally preserve the semirural character called for in the density element of the general plan."

Site Plan Layout. The provided site and floor plan layout (Exhibit F) shows the salon being located near to the front entry to the home. Customers would park in the driveway. There will be no signage or other changes made to the exterior of the building or yards that would indicate that the property was being use for anything other than a single-family dwelling.

Table 2 Site Plan Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Lot/Parcel Size	13,000 ft² min	15,682 ft²	
Street Frontage	50-feet min		
Setback-			
Front	25-feet	25-feet	
Rear	20-feet	69-feet	
Side	10-feet	10-feet	
Side	10-feet	10-feet	

Parking. According to the applicants provided statements (Exhibit G) customers coming to the home can park on the driveway. The existing driveway is only about twenty-two feet (22') wide. Customers who park in the driveway would block access to the required parking located inside the attached garage for use by residents of the single-family dwelling, including the business owner's parents. Public parking is located on the street in front of the home, however use of this does not comply with the standard home occupation criteria and could impact other neighborhood residents. To mitigate potential impacts to the neighborhood, staff recommends that as a condition of approval one additional on-site paved parking space be added to the south side of the existing driveway.

Table 6 Parking Requirements

Standard	DCMC Requirements	Proposal	Notes
Parking Required (Min/Max)			
Single-Family Dwelling	2 spaces in a Garage, plus on-site parking for business use.	2 spaces (see note regarding tandem spaces).	*DCMC 9-25-060(F): Tandem parking spaces shall count toward required parking as only a single parking*

			space per pairing
Home Occupation	All parking shall be provided and maintained on site.	On-site business parking would park in the tandem spaces already counted as required parking.	
Access Point Width	10-feet min. 30-feet max.	22-feet	

Home Occupation. The DCMC Section 9-34-040 outlines development standards applicable to all home occupations. Those criteria, along with information specific to the subject request, are as follows:

A. *Ownership: The home occupation shall be owned and operated by a person who resides in the dwelling where the home occupation is located. Such person shall be the primary provider of the labor, work, or service provided in the home occupation*.

The home occupation will be owned by the applicant who resides at the home. They indicated in their responses (Exhibit G) that they are the only owner, employer and employee of the business.

B. *Business License: A business license for the home occupation shall be obtained from and continually maintained with the city pursuant to title 6, chapter 11 of this code*.

The applicant indicated that they will maintain a Draper City business license.

C. *Employees: Members of the family of the owner who reside in the dwelling may be employed in the home occupation. Nonfamily or nonresident employees shall be limited to one person*.

The applicant indicated that if they do have employees in the future that they will only do so in compliance with this requirement limiting it to family members who reside in the dwelling.

D. *Inspection: All facilities shall comply with fire, building, plumbing, electrical and all other city, county, state and federal codes. Inspections during reasonable hours by city officials may occur as necessary to assure compliance with regulations*.

In correspondence with staff the applicant indicated that interior remodeling of the home has occurred to accommodate the salon. This included additional pumping fixtures, electrical, wall and door installations. Building permits and inspections of

work done without required permits will be necessary. The applicant is working with the Chief Building official to remedy this. The applicant has agreed to comply with other applicable regulations as well as submit to required inspections.

E. *Inventory: No stock in trade, inventory, or other merchandise to exceed two hundred fifty (250) square feet shall be kept on the premises. No outside storage is allowed*.

The applicant has indicated that they will not exceed the 250 ft² of allowed inventory as they typically to not require space for inventory needs.

F. *Modification Of Structures Or Yards: There shall be no visible evidence from the exterior of a dwelling that it is being used for any other purpose than that of a dwelling. No activities shall be carried on outside the dwelling in the yard for the benefit of or incidental to the home occupation. No front yard area shall be altered to provide parking required for a home occupation*.

The applicant stated that they do not intend to make changes to the yard areas.

G. *Nuisance: Tools, items, equipment, or activities conducted within the dwelling which is offensive or noxious by reason of the emission of odor, smoke, gas, vibration, magnetic interference, or noise shall be prohibited*.

The applicant has indicated that their business is conducted indoors and will not be a nuisance.

H. *Secondary Use: The home occupation shall be clearly incidental and secondary to the primary use of the dwelling for residential purposes. The home occupation shall not disrupt the normal residential character of the neighborhood in which the residence is located. Not more than twenty five percent (25%) of the dwelling unit shall be used for the home occupation*.

The Salon in reportedly only 200 ft² in size, and occupies only approximately 4% of the dwelling unit. The primary use of the dwelling is as a dwelling.

I. *Signs: All signage in a residential area must comply with chapter 26, "Signs", of this title*.

No signs are proposed with this application.

J. *Traffic, Parking, And Access: No home occupation use shall generate pedestrian, parking, or vehicular traffic in excess of that customarily associated with the zone in which the use is located. All parking shall be provided and maintained on site with adequate provision for drop off traffic*.

The applicant indicates that their clients will be asked to park in the driveway, but that clients may park on the street. The applicant also stated that they may have up to two clients at the property at one time. On-site parking consists of a two car garage with tandem parking behind the garage doors. The applicant's parents also co-own the home with her and reside at the property.

K. *Vehicles: Other than the business owner's personal transportation, there shall be no vehicles or equipment on the property associated with the home occupation which would not normally be found at a residence. No signage for the home occupation shall be allowed on vehicles*.

The applicant states that there are no business vehicles associated with the business. Only personal passenger vehicles will be on site.

L. *Yards: Yards surrounding the dwelling and accessory buildings shall not be used for any activities or storage of any materials associated with the home occupation*.

The business will not utilize the yard areas outside of the parking and

M. *Customers: No customers allowed. Children accessing a limited daycare or limited preschool facility shall not be considered customers*.

The applicant is requesting as part of the conditional use permit to deviate from this criterion. They would like to have up to two customers at a time be at the home. They did state that there is only one salon chair. Having customers at the home is customary for a personal care service business.

N. *Utility Demand: The home occupation shall not cause a demand for public utilities in excess of that necessarily and customarily provided for residential uses*.

The proposed Home occupation will not create additional demand for utilities above what would be necessary or customary for a residential use.

O. *Main Structure: The home occupations shall be conducted, located, and contained within the primary structure on the property*.

The proposed business is located wholly within the primary structure and complies with this requirement.

P. *Single-Family And Multiple-Family Dwellings: Home occupations listed as permitted or conditional within this title may be permitted in a single-family or a multiple-family dwelling, subject to the standards found within this section and section 9-34-060 of this chapter. Businesses within multiple-family dwellings shall provide an approval*

letter from the respective homeowners' association, or management company in the case of apartments, if the business proposes any employees, customers or business vehicles.

The business owner and operator is a co-owner of the home. The dwelling is a single-family dwelling and the provisions related to multi-family dwellings do not apply.

Q. *Licensure: Any home occupation involving childcare shall comply with all applicable state and local laws and regulations regarding residential childcare, including, but not limited to, provisions of the Utah child care licensing act, as set forth in Utah Code Annotated section 26-39-101 et seq., as amended, and the residential certificate childcare standards as set forth in the Utah administrative code section R430-50-1 et seq., as amended. In addition, cottage food production operations are regulated and inspected by the Utah department of agriculture. Any food related home occupation under their jurisdiction must comply with these regulations*.

The proposed business use does not include childcare or cottage food production.

The applicant has indicated through their statements (Exhibit G) that the home based business consists of a hair salon and cosmetology studio that they operate only three days per week on Tuesday, Thursday, and Saturday from 9:00 am to 6:00 pm. They book clients at a maximum of 2 at a time.

Criteria For Approval.
The criteria for review and potential approval of a conditional use permit request is found in Section 9-5-080(E) of the DCMC. This section depicts the standard of review for such requests as:

E. Approval Standards: The standards of this subsection shall apply to the issuance of a conditional use permit:

1. *A conditional use permit may be issued for a use to be located within a zone where the particular conditional use is allowed by the use regulations of the zone.*
2. *Reasonable conditions may be imposed as necessary to substantially mitigate reasonably anticipated detrimental effects of the proposed use. These conditions may include conditions concerning use, construction, character, location, landscaping, screening, parking, hours of operation, and other matters relating to the purposes and objectives of this section. Such conditions shall be expressly set forth in the motion authorizing the conditional use permit.*
3. *If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.*

4. *The following factors shall be reviewed and considered in determining whether a conditional use permit application should be approved, approved with conditions, or denied because reasonable conditions cannot be imposed to achieve compliance with applicable standards:*
   a. *The harmony and compliance of the proposed use with the objectives and requirements of the city's general plan and this title;*
   b. *The suitability of the specific property for the proposed use;*
   c. *Whether the proposed use or facility may be injurious to potential or existing development in the vicinity;*
   d. *The economic impact of the proposed facility or use on the surrounding area;*
   e. *The aesthetic impact of the proposed facility or use on the surrounding area;*
   f. *The safeguards proposed or provided to ensure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;*
   g. *The safeguards provided or proposed to prevent noxious or offensive emissions such as noise, glare, dust, pollutants and odor from the proposed facility or use; and*
   h. *The impact of the proposed facility or use on the health, safety, and welfare of the city, the area, and persons owning or leasing property in the area.*
5. *The planning commission may request additional information as may be reasonably needed to determine whether the requirements of this subsection E can be met.*

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Conditional Use Permit 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 Conditional Use Permit submission. Comments from these divisions, if any, can be found in Exhibit A.

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

Fire Division Review. The Draper City Fire Marshal has completed his review of the Conditional Use Permit submission. Comments from this division, if any, can be found in Exhibit A.

Noticing. Notice has been properly issued in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission review the request, receive public comment, and make a decision based on the findings listed below and the criteria for approval, or denial, as listed within the staff report.

If the Planning Commission 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 on the site, including permitting.
2. That the days of operation be limited as proposed by the applicant to three days per week, Tuesday, Thursday, and Saturday.
3. That the hours of operation be limited to 9:00 am to 6:00 pm
4. That one additional paved parking stall meeting the minimum size standards of ordinance be added to the south side of the existing driveway for the use of customers coming to the home.
5. That the applicant obtain a building permit for construction work related to internal modifications made to the home to create the salon.

The findings for approval as are follows:

1. Reasonable mitigation measures can be placed on the conditional use to alleviate anticipated detrimental effects.

The findings for denial as are follows:

1. Reasonable mitigation measures cannot be placed on the conditional use to alleviate anticipated detrimental effects.

MODEL MOTIONS

Sample Motion for Approval – I move that we approve the Conditional Use Permit, as requested by Ambyr T. Lindsay representing Ambyr T. Lindsay, Inc. Ambyr Lindsay, Terry Young, and Laurie Young for a Home Occupation, application HOCC-6837-2023 based on the findings listed in the Staff Report dated October 19, 2023.

Sample Motion for Modified Approval– I move that we approve the Conditional Use Permit, as requested by Ambyr T. Lindsay representing Ambyr T. Lindsay, Inc. Ambyr Lindsay, Terry Young, and Laurie Young for a Home Occupation, application HOCC-6837-2023 based on the findings listed in the Staff Report dated October 19, 2023 and as modified by the findings and conditions below:

1. List any additional findings and conditions…

Sample Motion for Denial – I move that we deny the Conditional Use Permit, as requested by Ambyr T. Lindsay representing Ambyr T. Lindsay, Inc. Ambyr Lindsay, Terry Young, and Laurie Young for a Home Occupation, application HOCC-6837-2023 based on the findings listed in the Staff Report dated October 19, 2023.

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.

Brien Maxfield
Digitally signed by Brien Maxfield
DN: C=US, E=brien.maxfield@draperutah.gov, O=Draper, OU=Public Works - Engineering, CN=Brien Maxfield
Date: 2023.11.02 18:09:56-06'00'

Draper City Public Works Department

Todd A. Draper
Digitally signed by Todd A. Draper
DN: C=US, E=todd.draper@draper.ut.us, O=Draper City Planning, CN=Todd A. Draper
Date: 2023.11.02 17:24:37-06'00'

Draper City Planning Division

Don Buckley
Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draperutah.gov, O=Draper City Fire Department, OU=Fire Marshal, CN=Don Buckley
Date: 2023.11.02 23:22:13-04'00'

Draper City Fire Department

Mike Barker
Digitally signed by Mike Barker
Date: 2023.11.03 07:12:29 -06'00'

Draper City Legal Counsel

Keith Collier
Digitally signed by Keith Collier
DN: C=US, E=keith.collier@draperutah.gov, O=Draper City, OU=Building Official, CN=Keith Collier
Date: 2023.11.03 06:32:15-06'00'

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.

1. No additional Comments.

Engineering and Public Works Divisions Review.

1. We have reviewed the subject home occupation use permit (CUP) application according to the standards of the Draper City Municipal Code. It is our understanding that the applicant is requesting a conditional use permit to operate a home-based business. Accordingly, we offer the following comments related to the engineering findings, including the following:
   A. The present and future requirements for transportation, traffic, water, sewer, and other utilities for the subject site do not appear to be detrimentally impacted as described. Given the location and proposed use, the use is not anticipated to generate a significant impact to water, sewer, or other potential utilities.
   B. The number of trips generated by the home owner/employees will not have a detrimental impact to traffic in the area due no employees and up to two customers visiting the residence. The applicant has indicated all services will be provided within the residence. With the applicant's anticipation that there will be no more than two customers at a time and no additional employees, no significant impact to traffic is anticipated with the proposed use.
   C. The applicant has indicated that she prefers customers park in the driveway but that some customers park in the public right-of-way. Brook Haven Cove, at the indicated address, is a cul-de-sac and is a public local street where on-street parking is currently permitted. Parking on Brook Haven Cv may impact traffic if it is during poor weather or if there are other cars parked on the opposite side or within the cul-de-sac. However, based on the information from the applicant, no significant impact to parking is anticipated with the proposed use.
   D. The proposed use does not appear detrimental to the health, safety, or general welfare of the persons residing or working in the vicinity, or injurious to the property or improvements in the vicinity.

Building Division Review.

1. No additional Comments

Fire Division Review.

1. No additional Comments.

EXHIBIT B
VICINITY MAP

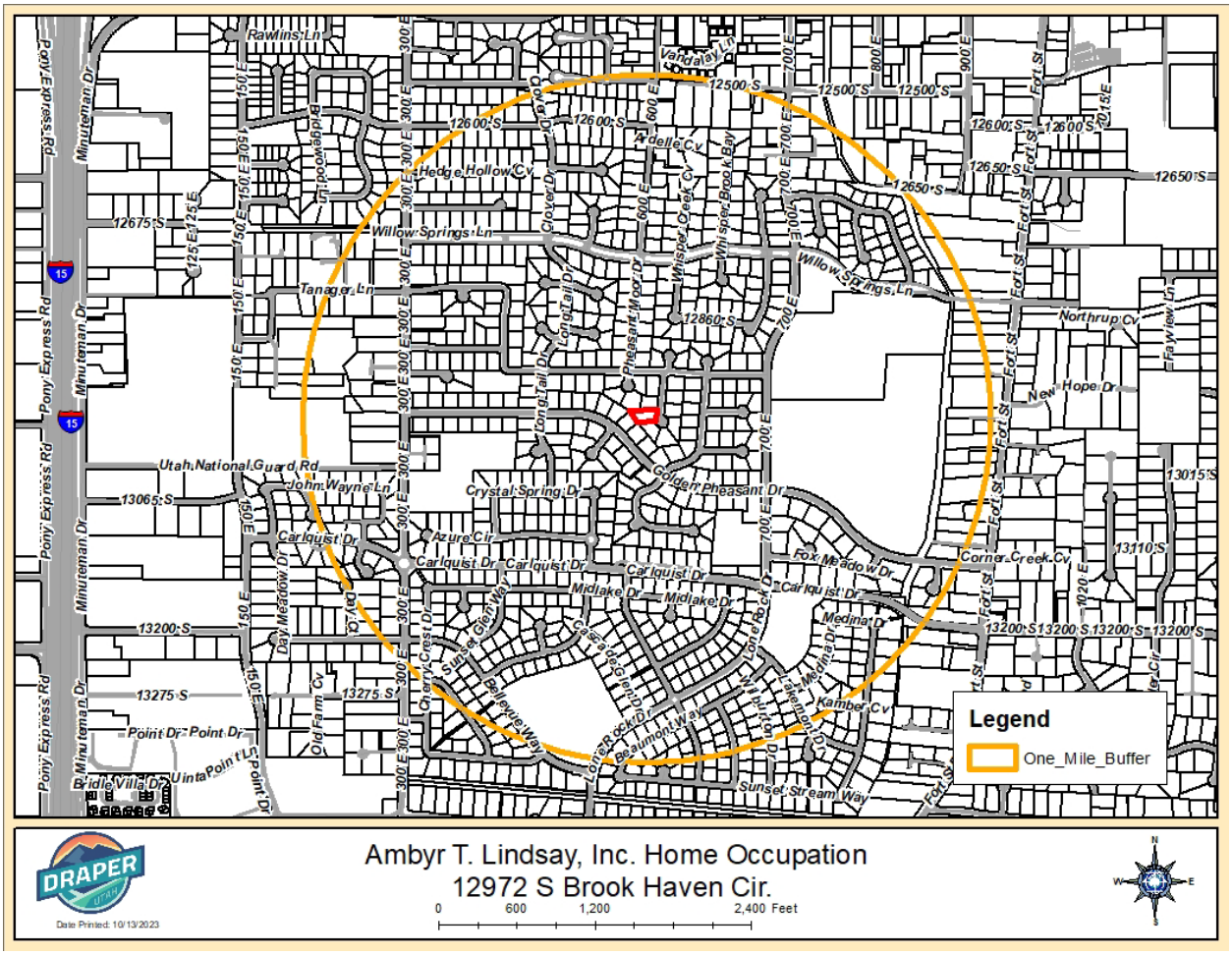


EXHIBIT C
AERIAL MAP

EXHIBIT D
LAND USE MAP

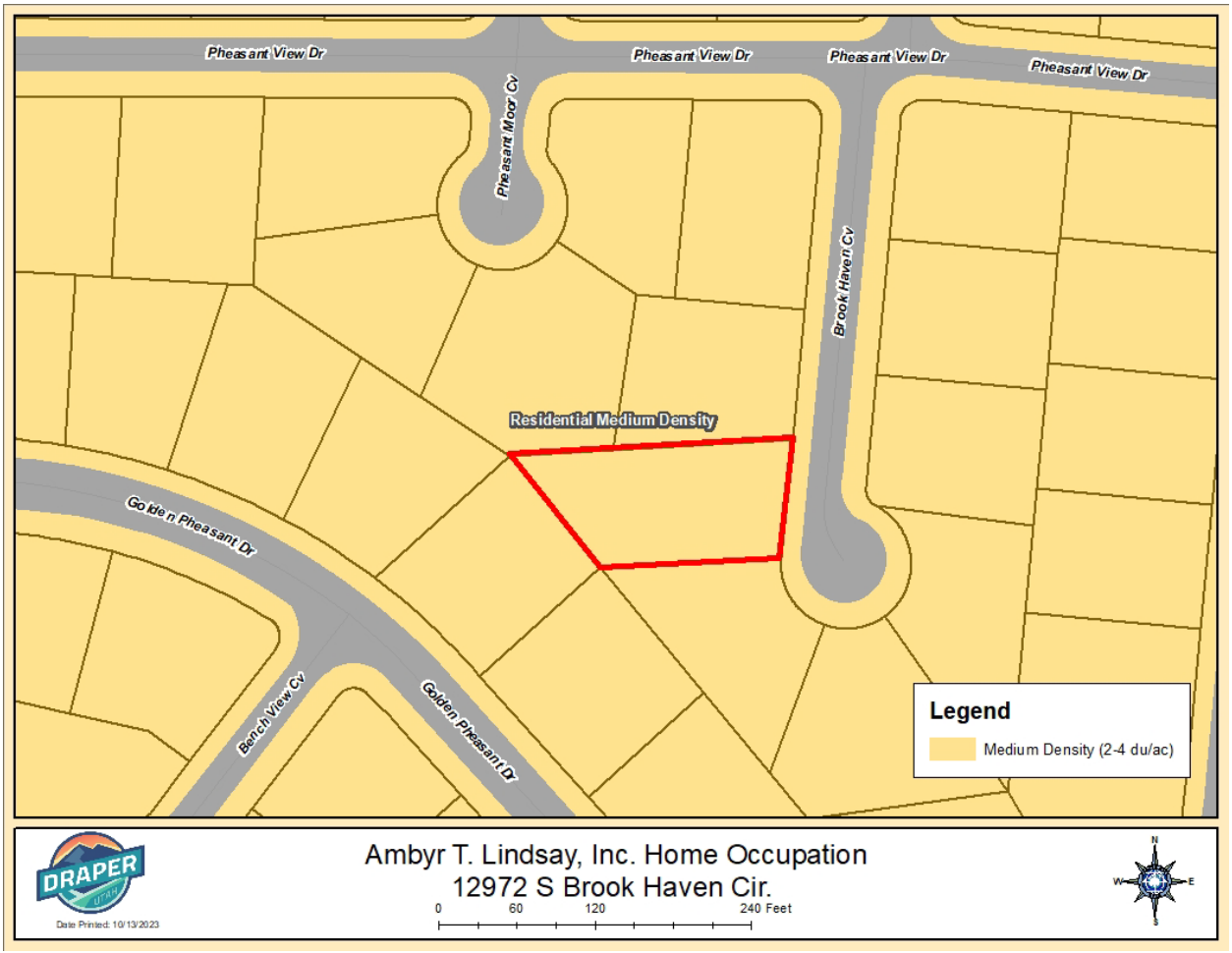


EXHIBIT E
ZONING MAP

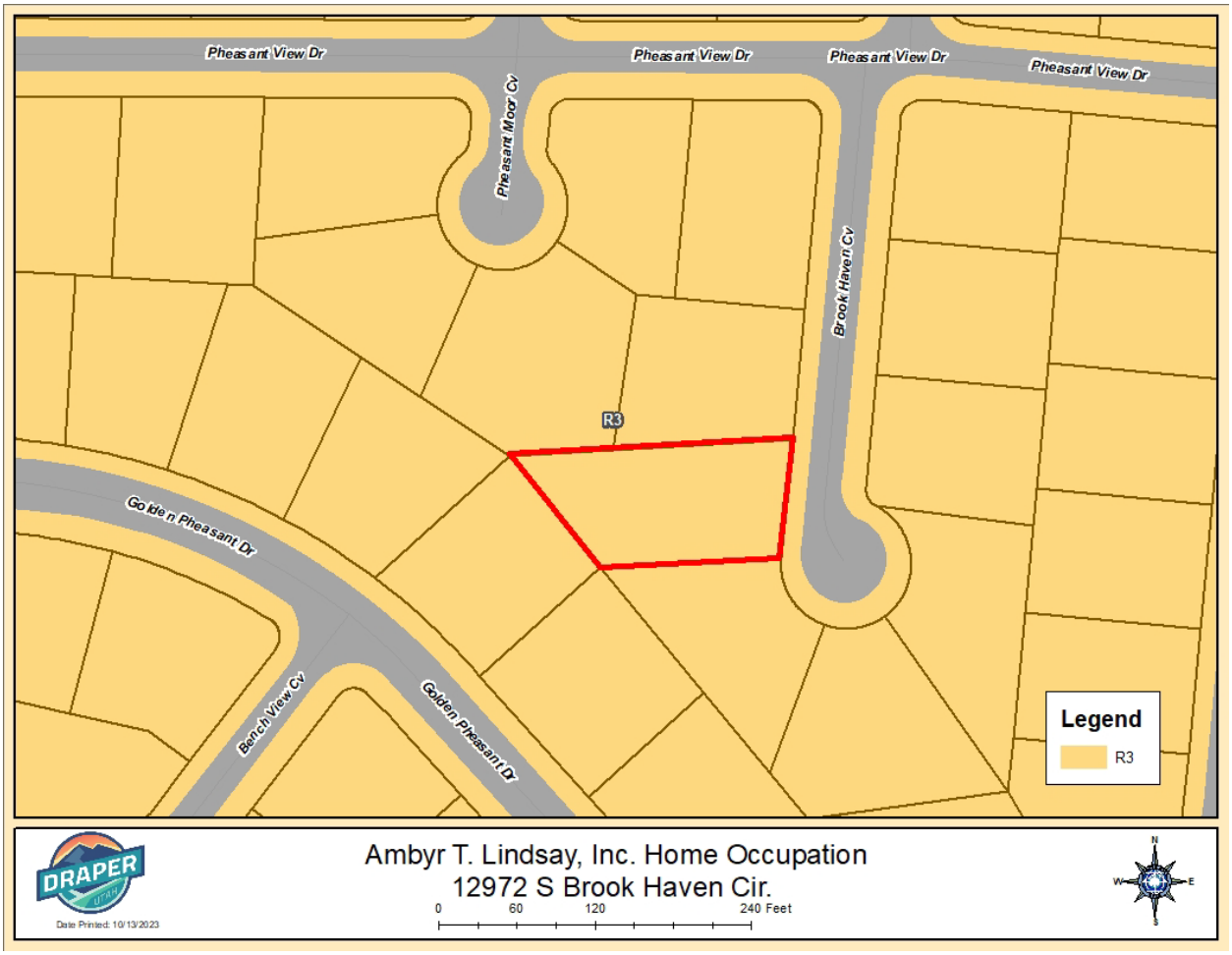


EXHIBIT F
SITE AND FLOOR PLAN

driveway

garage

Master bedroom

Bath

Bathroom

Bedroom

laundry

mirror

window

closet

sink

salon

kitchen

dining

Formal Livingroom

Family room

EXHIBIT G
APPLICANT LETTERS

From: Tevai Haunga
To: Todd Draper
Subject: FW: [EXT] Proposed use
Date: Tuesday, October 24, 2023 8:38:24 AM

-----Original Message-----
From: Ambyr Lindsay <ambyrcita@gmail.com>
Sent: Monday, August 14, 2023 12:13 PM
To: Tevai Haunga <Tevai.Haunga@draperutah.gov>
Subject: [EXT] Proposed use

[EXTERNAL SENDER! Only open attachments/links you know are safe.]

This is a cosmetology & barbering business. Clients booked at a maximum of 2 at a time. Parking on the driveway will be requested to each client. I intend to take clients usually 3 days a week T TH & S. 9am- 6pm

Thank you Ambyr
Sent from my iPhone

From: Tevai Haunga
To: Todd Draper
Subject: FW: [EXT] Approval standards
Date: Tuesday, October 24, 2023 8:38:35 AM

-----Original Message-----
From: Ambyr Lindsay <ambyrcita@gmail.com>
Sent: Monday, August 14, 2023 2:31 PM
To: Tevai Haunga <Tevai.Haunga@draperutah.gov>
Subject: [EXT] Approval standards

[EXTERNAL SENDER! Only open attachments/links you know are safe.]

Hello Tevai,
A. I strongly feel that my in-home salon is in compliance, and definitely in harmony with the objectives and requirements of cities general plan in this area. It shouldn't really even impact the neighborhood.
B. The property itself has plenty of driveway and curbside parking. There will never be more than two cars on the street parked at any given time in front of the property. And the in-home dedicated office space transformed perfectly into an in-home.
C. My in-home salon is not injurous to potential and existing development in the vicinity.
D. The economic impact is a positive one. My clients might be bringing their business to other local Draper businesses there for increasing the economy here.
E. There's virtually no aesthetic impact in the area. The property will not change, other than to be regularly maintained and kept up to the neighborhood standards.
F. The salon will meet all of the required safety protocols for fire and Electrical & Health departments standards set forth by the city. Walks will be maintained in all weather. Clients will be parking in the driveway most of the time and there will never be more than two cars on the street at any given time. & Because we are in a cal-de-sac, There's adequate space for vehicles to turn around and exit. But there just won't be that many people here at once. So I don't anticipate it really impacting the transportation and circulation of the neighborhood much at all.
G. N/A I don't think any residence , neighbors or customers will be exposed to noise, glare, dust, or pollutants of any kind, etc.
H. The health, safety, and welfare of the city, area, people, owning property, or leasing property in the area will not be impacted by my little salon.

Thank you
Ambyr T Lindsay
Owner, President, Principal Stylist
Sent from my iPhone

From: Tevai Haunga
To: Todd Draper
Subject: FW: [EXT] analysis of devciation
Date: Tuesday, October 24, 2023 8:38:30 AM

-----Original Message-----
From: Ambyr Lindsay <ambyrcita@gmail.com>
Sent: Monday, August 14, 2023 1:28 PM
To: Tevai Haunga <Tevai.Haunga@draperutah.gov>
Subject: [EXT] analysis of devciation

[EXTERNAL SENDER! Only open attachments/links you know are safe.]

Hello Tevi,

a. Because my studio cosmetology and barbering business requires no open or outward signage, or any additional parking or any other impactful adjustments on the exterior of the building or property or driveway, I feel that my business occupying my home is in harmony and compliance with maintaining the objectives of the cities general plan, and intention for the neighborhood to remain just that. A beautiful neighborhood!
B. As above mentioned, because the salon functions all within the dwellings walls, and there will be no more than two cars ever maximum out on the curb or in the driveway. I'd say the property is very suitable for a salon. Or that the salon will impact the neighborhood and property very little.
C. In no way should the use of an in-home Salon be injurious to potential or existing development in the area.
D. I think in general most people won't even notice my business is there. .. I imagine that the economic impact would be beneficial in that I am now bringing my beauty supply needs to local businesses like the Salon Centric and Draper. Perhaps if my clients are hungry for lunch, they will stop and patronize Draper businesses. On my way to and from my in-home salon. And the neighbors in the community now have available a very local and very talented & quiet hairstylist, conveniently located close by. And for those individuals in the community not interested in patronizing my in-home salon; I imagine that it should economically impact them very little, if at all.
E. Because it is a business being visited by customers, there is an interest and budget in my business, dedicated to maintaining the landscape and the aesthetic of the home. So this benefits the neighborhood by keeping my home looking beautiful on its exterior and its gardens.
F. My in home studio business meets all safeguards proposed. We are located at the end of a cul-de-sac, which allows plenty of room for people to turn around in their vehicles. I will be encouraging my clients to simply park in the driveway. But there will likely never be more than two cars parked out on the curb at any given time.
G. N/A I am quite sure that none of my neighbors or people in surrounding area will see hear or smell any of the services that I provided my clients inside my salon.
H. I don't think my salon impacts health, safety, or welfare of the city, area, or people, owning or leasing property nearby. All business takes place inside the dwelling.

As you walk into the foyer of my home just to your left is what was originally intended to be a home office. I have transformed its 120 ft.^{2} into a Salon by adding the necessary plumbing and electrical by professionals.; Royal Plumbing , heating and air based out of Ogden, and Nester Mendoza, the electrician. The room is coming together nicely. The use of the specific room in the building property will comply with fire code & health department requirements & maintain all licensure necessary to operate legally a Salon, business and Draper.

Thank you

Ambyr Lindsay,
President, Principal Stylist
Salon Eleveat or Ambyr Lindsay on instagram

From: Tevai Haunga
To: Todd Draper
Subject: FW: [EXT] Developmental standards: permitted use
Date: Tuesday, October 24, 2023 11:18:20 AM
Attachments: Ambyr Lindsay Invoice.pdf

-----Original Message-----
From: Tevai Haunga
Sent: Friday, August 25, 2023 4:55 PM
To: 'Ambyr Lindsay' <ambyrcita@gmail.com>
Subject: RE: [EXT] Developmental standards: permitted use

Thanks for getting this to me. Please see the invoice attached for the review fee. Once this is paid I can route it for review. You can pay online through the portal or call Finance at 801-576-6501. Please let me know if you have any questions. Thank you!

-----Original Message-----
From: Ambyr Lindsay <ambyrcita@gmail.com>
Sent: Wednesday, August 23, 2023 7:18 AM
To: Tevai Haunga <Tevai.Haunga@draperutah.gov>
Subject: [EXT] Developmental standards: permitted use

[EXTERNAL SENDER! Only open attachments/links you know are safe.]

A. I am the only owner & employer, & employee at my business. Therefore, I will be the only one living and operating out of my residence at 12872 S Brookhaven Cove Draper.
B. I shall maintain a Draper City Business Permit/license .
C. I presently do not employed any family or non family members or other homeowners. Should that change in the future I will comply by this requirement and its limitations.
D. My facilities shall comply with all city county state and federal regulations & will submit to inspection.
E. I agree not to exceed the 250 ft.² allowed for inventory. My business typically does not require such space for its inventory needs.
F. There will be no change oil the structures of the yard for business purposes. I will work within the boundaries of these dwelling requirements.
G. As a hairstylist my business is quietly conducted indoors. I won't be a nuisance in any way.
H. The salon is less than 200 ft.² in a 4600 ft.² home. The primary purpose for the dwelling is to live there. The secondary purpose is to work there. The business so much disrupt the character of a home or neighborhood in anyway.
I. No signage is needed.
J. My clients will be invited to consistently park on the driveway. In the event that they are required to park on the street, they will park legally, and then a no non-disruptive manner.
K. I have no large equipment or vehicles in association with my business. Just normal cars & a truck park here.
L. I have no need to use the yard for anything regarding the salon. No equipment will ever be left outside in the yard.
M. I have no idea how I will comply with a no customers allowed. ? Lol. My business has an existing clientele. But I can tell you that I only have one salon chair. To be occupied by one salon client at a time. In the rare event that there are two hair clients in the salon at the same time that will still never be more than two vehicles parked on the driveway or the street at the same time. I'm also only working part time.
N. Utility demands were never a problem at my old in home Salon in Midvale. I don't imagine they will be an issue here.
O. The salon is located in the room that was originally dedicated to Home Office use. So it is definitely located inside the main dwelling.
P. My parents currently live in the basement and share homeownership with me. They have already signed with a

notary present, acknowledging and allowing me to conduct business from home. If additional letters are necessary, please let me know. But my parents support me earning an income from home to be available to my children.
Q. The cosmetology business will comply with all licensure requirements.

Thank you
Ambyr Lindsay

Sent from my iPhone

MEMO

To: Planning Commission
From: Todd A. Draper, AICP
Date: 2023-11-09
Re: Discussion Item: 2023 Annual Planning Commission Training

---

Comments:

The City Attorney will conduct the training session titled, *Administrative Approvals: A Case Study*.