PLANNING COMMISSION AGENDA

Thursday, October 23, 2025, 6:30 PM
1020 East Pioneer Road
Draper, UT 84020
Council Chambers

6:30 PM BUSINESS MEETING

1. Items for Commission Consideration

1.a Action Item: Approve Planning Commission Meeting Minutes for September 25, 2025 (Administrative Action)
Approval of Planning Commission Meeting Minutes for September 25, 2025

1.b Public Hearing: Pond Lane Plat Amendment Request (Administrative Action)
On the request of Garrett Daw, representing Trent and Candice Eyre, for a Plat Amendment on 0.54 acres of property located at 291 East Pond Lane in the RA2 (Residential Agricultural) zone, application 2025-0082-SUB. Staff contact is Todd Draper, 801-576-6335, todd.draper@draperutah.gov.

1.c Public Hearing: Specialized Manufacturing Site Plan, Conditional Use Permit, and Deviation Requests (Administrative Actions).
On the request of Robert Simons, Site Plan, Conditional Use Permit, and Deviation Requests for construction of a new commercial building for limited manufacturing and limited wholesale and warehousing uses on approximately 4.2 acres located at approximately 687 W. 12300 S, Known as applications 2025-0123-SP, 2025-0079-USE, and 2025-0219-VAR. Staff Contact: Todd A. Draper, (801) 576-6335, todd.draper@draperutah.gov

1.d Public Hearing: Premier Engraving and Awards. Home Occupation Conditional Use Permit Request (Administrative Item)
On the request of Chloe Wardle, representing Premier Engraving and Awards, a Home Occupation Conditional Use Permit to operate a cottage business for approximately 0.50 acres, located at approximately 201 E. 13560 S., known as application 2025-0173-USE, Staff Contact: Nick Whittaker, (801) 576-6522, Nick.Whittaker@draperutah.gov.

1.e Public Meeting: Eagle Crest No. 3 at Suncrest Subdivision Plat Amendment Request (Administrative Item)

On the request of John and Krista Lebaron, a Subdivision Plat Amendment on 0.83 acres of property located at

15641 S. Winged Trace Ct. in the RR-22 (Rural Residential) Zone, Suncrest Development Agreement, known as application 2025-0056-SUB. Staff contact is Nick Whittaker, 801-576-6522, Nick.Whittaker@draperutah.gov.

1.f Public Hearing: Plummer Zoning Map Amendment Request (Legislative Item)

On the request of Benchmark Engineering, representing LRP TR, for a Land Use Map and Zoning Map Amendment on 1.31 acres of property located at 1360 E. 13200 S. in the RA1 (Residential Agricultural) zone, applications 2025-0137-MA. Staff contact is Nick Whittaker, 801-576-6522, Nick.Whittaker@draperutah.gov.

This item is being continued to the November 13, 2025 meeting.

1.g Public Hearing: Fetzer Land Use and Zoning Map Amendment Requests (Legislative Item)

On the request of Natalie Thorell, representing Robert and Debbie Fetzer, a Land Use Map and Zoning Map Amendment on 0.89 acres of property located at 1394 E. 12900 S. in the RA2 (Residential Agricultural) zone, applications 2025-0192-MA and 2025-0193-MA. Staff contact is Nick Whittaker, 801-576-6522, Nick.Whittaker@draperutah.gov.

This item is being continued to a date uncertain.

2. Other Business:

Coordination between City Staff and Planning Commission (as needed).

3. Adjournment

I, the City Recorder of Draper City, certify that copies of this agenda for the **Draper Planning Commission** meeting to be held **October 23, 2025**, were posted at Draper City Hall, Draper City website www.draperutah.gov, and the Utah Public Notice website at www.utah.gov/pmn.

Nicole Smedley, CMC, 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 Nicole Smedley, City Recorder at (801) 576-6502 or nicole.smedley@draperutah.gov, at least 24 hours prior to the meeting.

MEMO

To: Planning Commission
From:
Date: 2025-10-23
Re: Action Item: Approve Planning Commission Meeting Minutes for September 25, 2025 (Administrative Action)

Comments:

ATTACHMENTS:

PC Draft Mtg Minutes 092525.pdf

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, SEPTEMBER 25, 2025, IN THE DRAPER CITY COUNCIL CHAMBERS

PARTICIPATING: Lisa Fowler, Vice-Chair
Commission Member Susan Nixon
Commission Member Kendra Shirey
Commission Member Mary Squire
Alternate Commission Member Christine Green

EXCUSED: Andrew Adams, Chair
Commission Member Gary Ogden
Alternate Commission Member Laura Fidler
Alternate Commission Member Shivam Shah

STAFF: Jennifer Jastremsky, Community Development Director
Todd Taylor, City Planner
Lori Stout, Executive Assistant
Brien Maxfield, City Engineer
Traci Gundersen, City Attorney
Spencer DuShane, Assistant City Attorney

6:30 PM Business Meeting

In the absence of Chair Andrew Adams, Vice Chair Lisa Fowler called the meeting to order at 6:30 p.m.

1. Items for Commission Consideration.

A. Action Item: Approve Planning Commission Meeting Minutes for August 28, 2025.
(Administrative Action)
Approval of Planning Commission Meeting Minutes for August 28, 2025.

Motion: Commissioner Nixon moved to APPROVE the August 28, 2025, Planning Commission Meeting Minutes, as presented.

Second: Commissioner Squire seconded the motion.

Vote on Motion: 5-to-0 in favor.

Commissioner	Yes	No	Abstained	Not Participating	Absent
Chair Adams					X
Fowler	X				
Squire	X				
Nixon	X				
Shirey	X				
Ogden					X
Fidler, Alternate					X
Shah, Alternate					X
Green, Alternate	X				X

B. Public Meeting: Somerset Ridge 2nd Amended Subdivision Plat Request (Administrative Action)

On the request of Draper City, for approval of a Subdivision Plat Amendment to create five (5) parcels on approximately 1.3 acres of City-owned land located at approximately 12747 South Moose Hollow Drive and 12743 South Costanza Way. Known as Application No. 2025-0202-SUB. Staff Contact: Todd Taylor, 801-576-6510, todd.taylor@draperutah.gov.

City Planner, Todd Taylor, presented the Staff Report and displayed the Vicinity, Aerial, Land Use, and Zoning Maps. The subject property is designated Residential Low-Medium Density and zoned RA2. The property includes an existing detention basin and private road. The proposed Subdivision Plat Amendment indicates that the subject property will be divided into five separate parcels. Mr. Taylor noted that a Development Agreement was approved for the subject property. A recommended requirement for approval was that the non-exclusive access and right-of-way easements be recorded before the recordation of the amended Subdivision Plat.

Motion: Commissioner Shirey moved to APPROVE the Somerset Ridge Subdivision 2nd Amended Plat, as requested by Draper City, Application No. 2025-0202-SUB, based on the following Findings for Approval and subject to the requirements listed in the Staff Report dated September 8, 2025, as follows.

Findings for Approval:

1. **That there is good cause for the amendment; and no public street, right-of-way, or municipal utility easement has been vacated or amended.**

Second: Commissioner Green seconded the motion.

Vote on Motion: 5-to-0 in favor.

DRAFT

Commissioner	Yes	No	Abstained	Not Participating	Absent
Chair Adams					X
Fowler	X				
Squire	X				
Nixon	X				
Shirey	X				
Ogden					X
Fidler, Alternate					X
Shah, Alternate					X
Green, Alternate	X				X

2. Other Business.

A. Annual Planning Commissioner Training by City Staff.

Community Development Director Jennifer Jastremsky reported that the Planning Commissioner Training was postponed. Approximately one hour of training is required before the end of 2025.

3. Adjournment.

Motion: Commissioner Squire moved to ADJOURN.

The meeting adjourned at 6:36 PM.

DRAFT

MEMO

To: Planning Commission
From: Jennifer Jastremsky, AICP
Date: 2025-10-23
Re: Public Hearing: Pond Lane Plat Amendment Request (Administrative Action)

Comments:

This application is a request for approval of a Plat Amendment for approximately 0.54 acres located on the west side of 300 East, at approximately 291 East Pond Ln. The property is currently zoned RA2. The applicant is requesting that a Plat Amendment be approved to allow for a modification to the building setback from the western property line from 20-feet minimum to 12-feet minimum.

Findings for Approval as are follows:

1. There is good cause for the vacation or amendment, and no public street or municipal utility easement has been vacated or amended.

ATTACHMENTS:

Pond Ln PA Staff Report -PC 10-23-25 -Final Combined.pdf

Development Review Committee
1020 East Pioneer Road
Draper, UT 84020
October 9, 2025

To: Draper City Planning Commission
Business Date: October 23, 2025

From: Development Review Committee

Prepared By: Jennifer Jastremsky, AICP, Community Development Director / Zoning Administrator
Planning Division
Community Development Department
801-576-6328, jennifer.jastremsky@draperutah.gov

Re: **Pond Lane – Plat Amendment Request**

Application No.:	2025-0082-SUB
Applicant:	Garrett Daw, representing Trent and Candice Eyre
Project Location:	291 East Pond Ln
Current Zoning:	RA2 (Residential Agricultural) Zone
Acreage:	0.54 Acres (Approximately 23,608 ft^2)
Request:	Request for approval of a Plat Amendment in the RA2 zone in order to modify the building setback from the western property line from 20-feet minimum to 12-feet minimum.

BACKGROUND AND SUMMARY

This application is a request for approval of a Plat Amendment for approximately 0.54 acres located on the west side of 300 East, at approximately 291 East Pond Ln (Exhibit B & C). The property is currently zoned RA2. The applicant is requesting that a Plat Amendment be approved to allow for a modification to the building setback from the western property line from 20-feet minimum to 12-feet minimum.

The property is Lot 2 in the Pond Lane Subdivision. This subdivision was recorded in 2017 and includes three lots. A house was built on the property in 2022, and is subject to a settlement agreement between the property owners located on Pond Lane and Draper City. The original recorded subdivision plat (Exhibit F) showed setbacks that did not comply with Draper City Municipal Code (DCMC) standards at the time of the plat recording and at the time of building permit submittal for homes on Lots 2 and 3. The setback from Pond

Lane that was shown on the recorded plat was less than that required by DCMC. Draper City entered into a settlement agreement that allowed construction of homes on Lots 2 and 3, subject to the recorded plat setbacks and not the setbacks listed in DCMC (Exhibit H).

In 2025 the applicant, and property owner of Lot 2, applied for a building permit to construct an addition onto the home. The addition is on the west side of the home and is proposed to be approximately 13-feet from the side property line to the west. The DCMC required setback from a side property line is 12-feet. The setback shown on the recorded plat, and required under the settlement agreement, is 20-feet.

The applicant has worked with the City to amend the settlement agreement (Exhibit I). The City approved this amendment on October 1, 2025. The amendment to the settlement agreement allows a 12-foot setback on the west property line for Lot 2. The applicant is now proposing to amend the subdivision plat to show the 12-foot setback on the Subdivision Plat as outlined in the amended agreement.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Medium Density	Exhibit D
Current Zoning	RA2	Exhibit E
Proposed Use		
Adjacent Zoning		
East	R3 (Single Family Residential, 13,000 sq ft lot minimum)	
West	RA2	
North	RA2	
South	RA2	

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 DCMC Section 9-8-020 the purpose of the RA2 zone is to "*foster low density development with little impact on its surroundings and municipal services; to generally preserve the character of the City's semi-rural areas; and to promote and preserve conditions favorable to large-lot family life, including the keeping of limited numbers of animals and fowl. The predominant use in these zones is intended to be detached single-family dwellings, protected from encroachment by commercial and industrial uses.*"

Subdivision Layout. The proposed subdivision plat can be found as Exhibit G of this report. No new lots will be created with the plat, nor will any property lines be adjusted. The building setback along the western property line will be modified from 20-feet to 12-feet. This will not impact the existing 7-foot-wide public utility easement along the western property line. The plat will also not modify the setback requirements from any other property line, including from Pond Lane.

Criteria For Approval.
The grounds for review and potential approval of a subdivision plat amendment request is found in Section 17-9-040 of the DCMC. This section depicts the standard of review for such requests as:

> *The Planning Commission may approve the vacation or amendment of a plat if the*

Planning Commission finds that there is good cause for the vacation or amendment, and no public street or municipal utility easement has been vacated or amended.

REVIEWS

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

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

Legal Division Review. The Draper City Attorney has completed his review of the Plat Amendment 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 based on the findings listed below and the criteria for approval, or denial as listed within the staff report. The Planning Commission should also review the request, hear from the applicant, and receive public comment prior to making a decision.

If the Planning Commission decides to approve the request, staff notes that the applicant is required to also comply with the following requirements pertaining to the plat and development within the subdivision:

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 the Amendment to the Site Plan Approval and Wavier Agreement be fully executed prior to obtaining required signatures from the City on the

Final Mylar Plat and that the property and any construction on the site comply with the Site Plan Approval and Waiver Agreement, as amended.

3. If the subdivision plat amendment is not recorded within one (1) year from the date of approval or construction of the required landscaping and infrastructure has not commenced, such approval shall be null and void. This time period may be extended by the Planning Commission for up to one additional six (6) month period for good cause shown. The subdivider must petition in writing for an extension prior to the expiration of the original one (1) year. See DCMC Section 17-9-070.

MODEL MOTIONS AND FINDINGS

Sample Motion for Approval – I move that we approve the Plat Amendment, as requested by Garrett Daw, representing Trent and Candice Eyre for Pond Lane Plat Amendment, application 2025-0082-SUB, based on the following findings for approval and subject to the requirements listed in the Staff Report dated October 9, 2025.

Findings for Approval:

1. There is good cause for the vacation or amendment, and no public street or municipal utility easement has been vacated or amended.

Sample Motion for Modified Approval– I move that we approve the Plat Amendment, as requested by Garrett Daw, representing Trent and Candice Eyre for Pond Lane Plat Amendment, application 2025-0082-SUB, based on the findings for approval and subject to the requirements listed in the Staff Report dated October 9, 2025 and as modified by the following additional findings :

1. (List any additional findings …)

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Draper City Public Works Department

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: 2025.10.01 14:03:19-06'00'

Draper City Planning Division

Don Buckley
Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draper.ut.us, O=Draper City Fire Department, OU=Fire Marshal, CN=Don Buckley
Date: 2025.10.31 16:38:43-06'00'

Draper City Fire Department

Draper City Legal Counsel

Matthew Symes
Digitally signed by Matthew Symes
DN: C=US, E=matt.symes@draperutah.gov, O=Draper City Corp., CN=Matthew Symes
Date: 2025.10.02 06:54:10-06'00'

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 comment provided

Engineering and Public Works Divisions Review.

1. No additional comment provided

Building Division Review.

1. No additional comment provided.

Fire Department Review.

1. No additional comment provided.

Legal Division Review.

1. No additional comment provided.

EXHIBIT B
VICINITY MAP

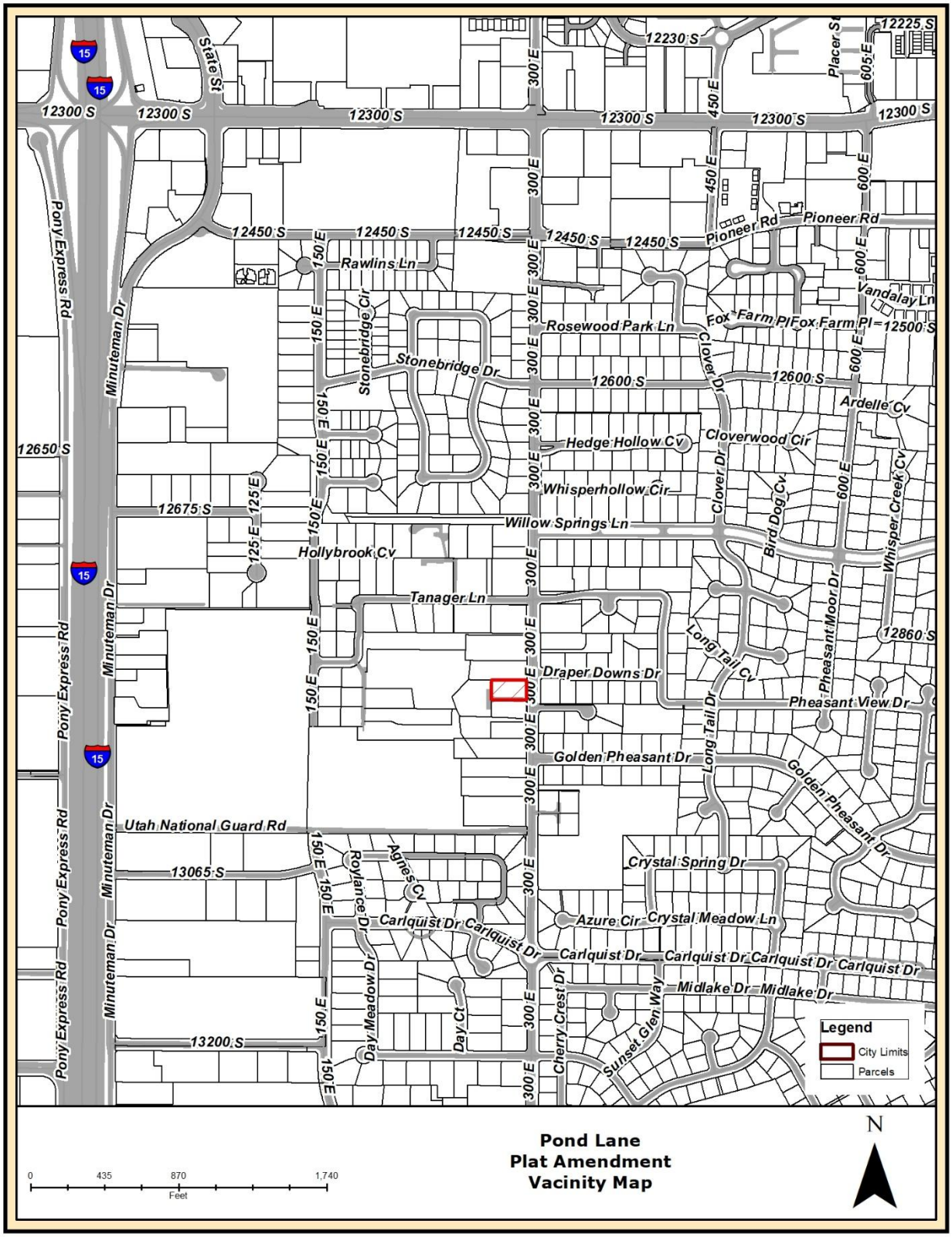


EXHIBIT C
AERIAL MAP



EXHIBIT D
LAND USE MAP

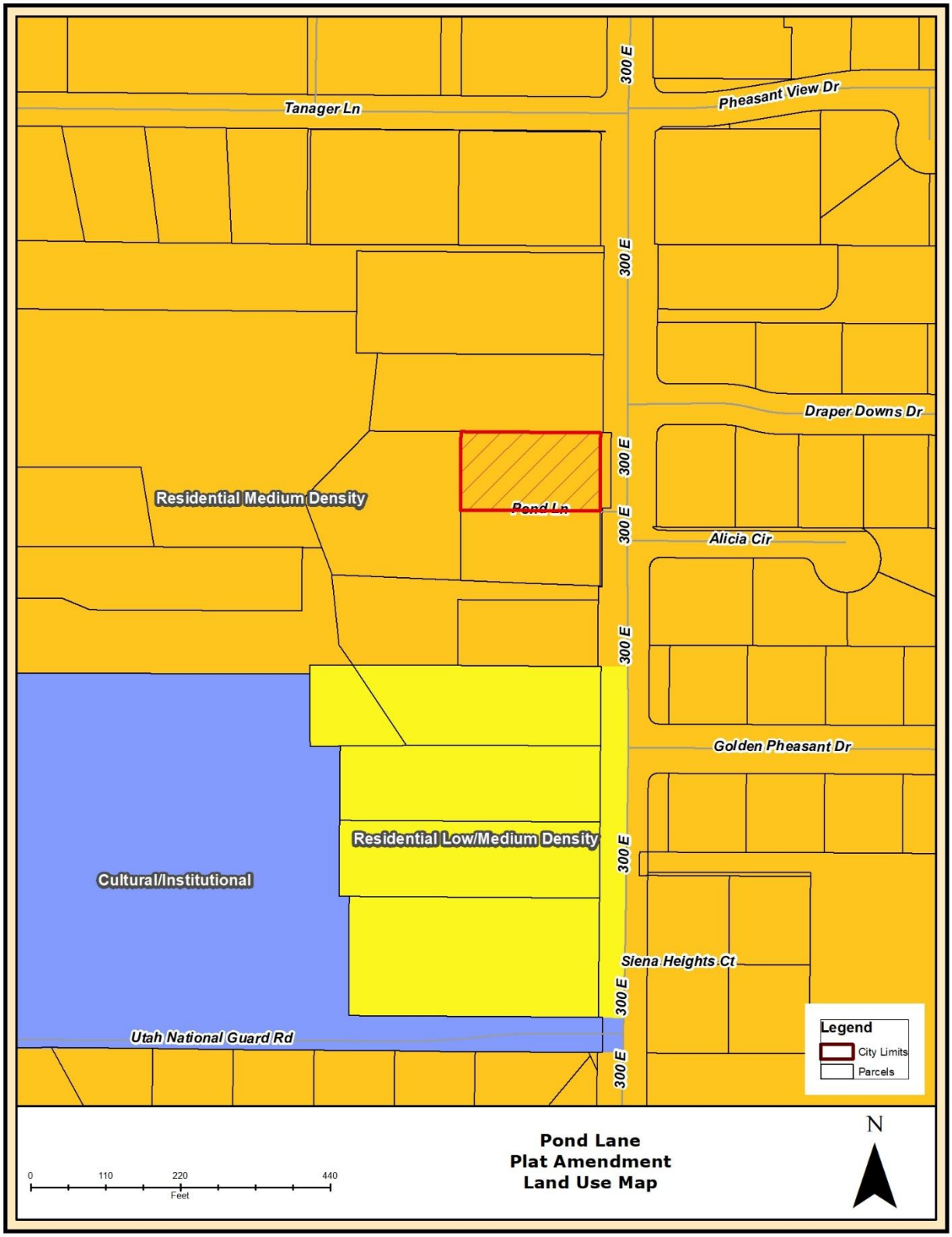


EXHIBIT E
ZONING MAP

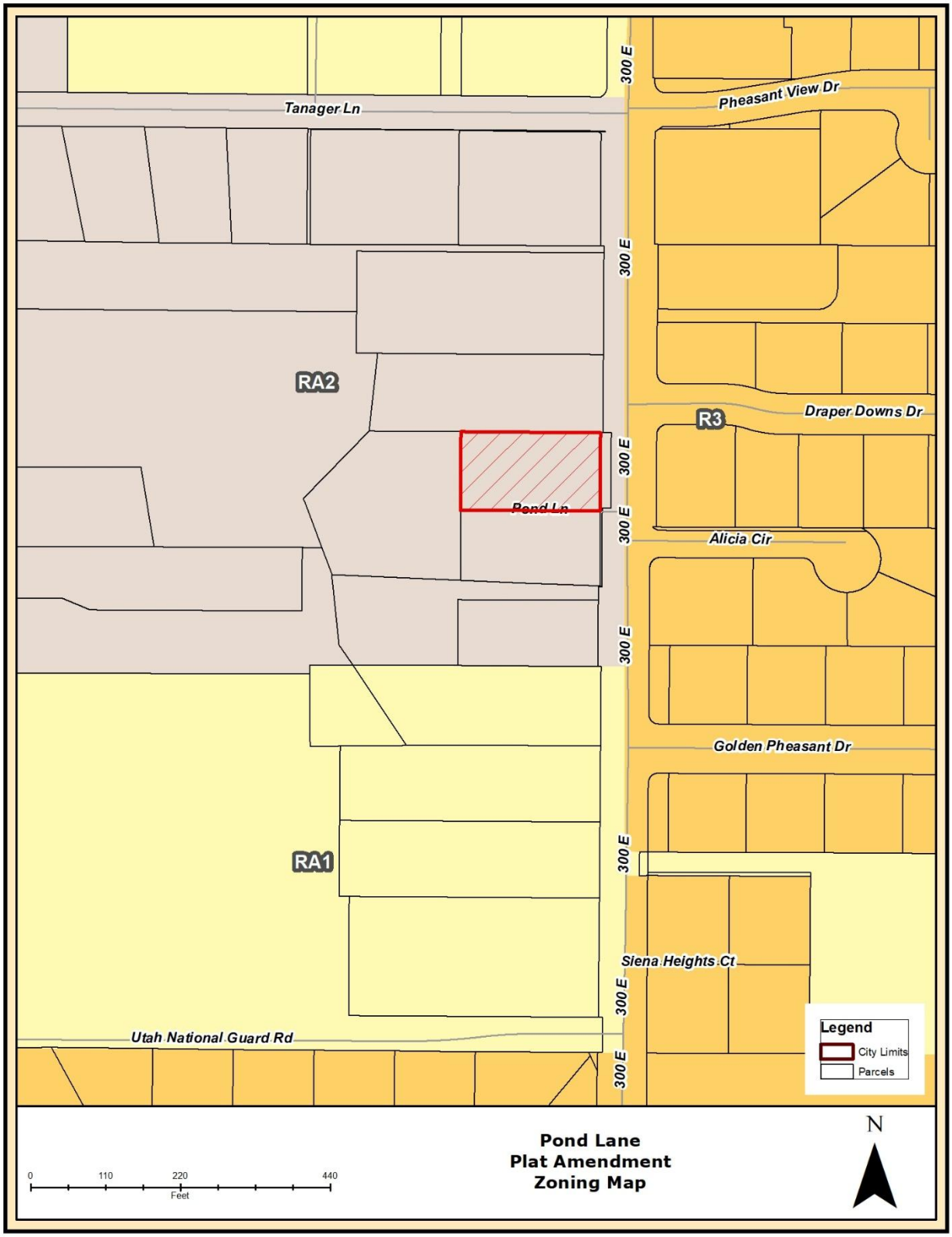
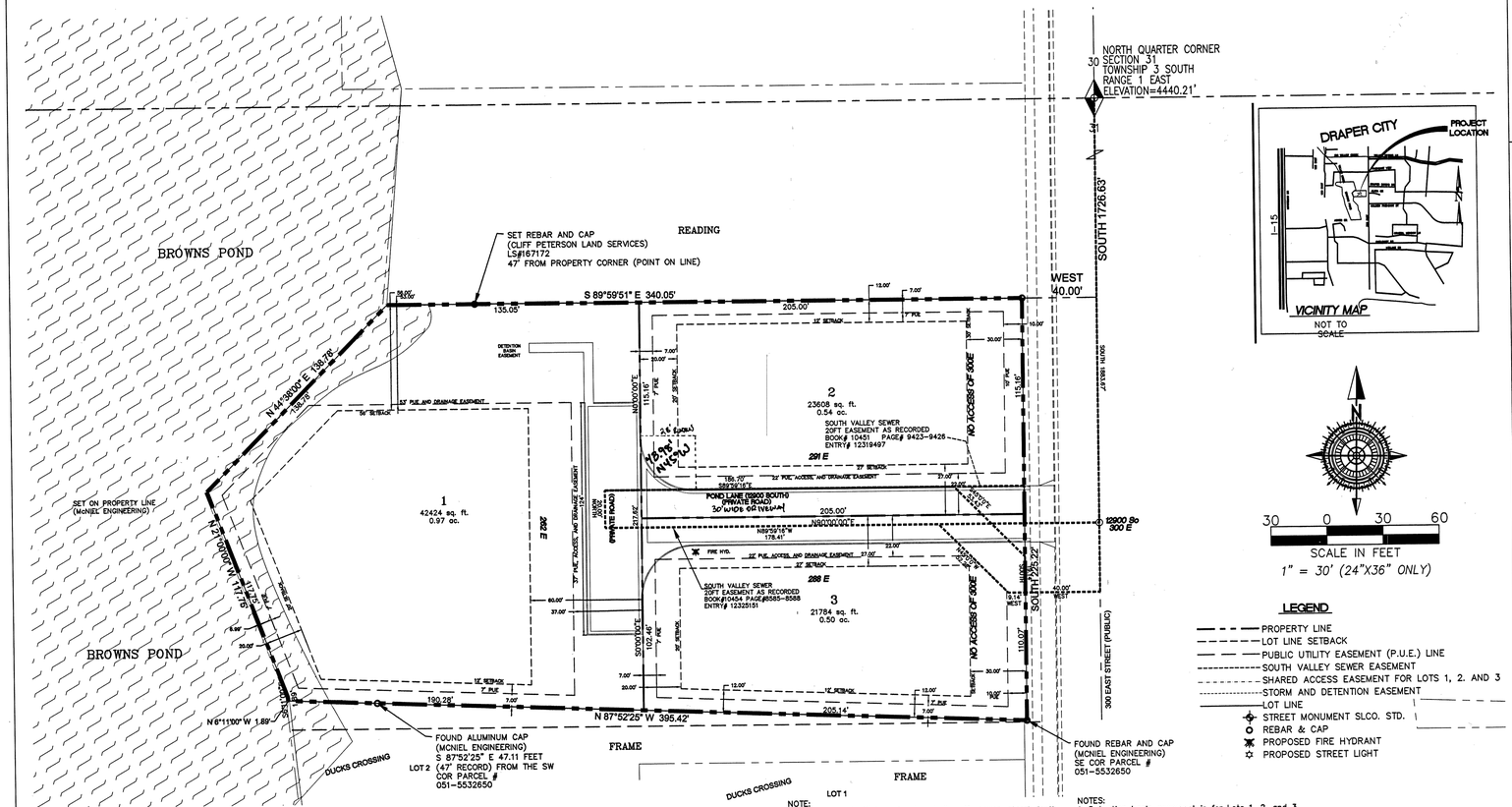


EXHIBIT F
RECORDED SUBDIVISION PLAT

POND LANE SUBDIVISION

LOCATED IN THE NORTH WEST QUARTER
OF SECTION 31, TOWNSHIP 3 SOUTH,
RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
2016



LEGEND

- PROPERTY LINE
- LOT LINE SETBACK
- PUBLIC UTILITY EASEMENT (P.U.E.) LINE
- SOUTH VALLEY SEWER EASEMENT
- SHARED ACCESS EASEMENT FOR LOTS 1, 2, AND 3
- STORM AND DETENTION EASEMENT
- LOT LINE
- STREET MONUMENT SLCO. STD.
- REBAR & CAP
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT

NOTES:
1. Detention basin easement is for Lots 1, 2, and 3.
2. Lot 1 owner is required to maintain the detention easement and facilities contained within.
3. All storm water swells on plat are to be maintained by the property owner.
4. High Groundwater Lots 1, 2, and 3. No basements are permitted in these lots.
5. No driveway access permitted on 300 East. Use Pond Lane (private) for driveway access to all lots.
6. Any land drains, swales, or subsurface drains located during site construction are required to be maintained or restored as appropriate. Add requirement of protecting subsurface drains to grading plan.

SURVEYOR'S CERTIFICATE

I, CLIFF PETERSON, do hereby certify that I am a registered Land Surveyor and that I hold a license, Certificate No. 167172, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct. I also certify that I have filed, or will file within 90 days of the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

DATE

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 167172

BOUNDARY DESCRIPTION

A parcel of land located in the North West Quarter of Section 31, Township 3 South, Range 1 East, Sale Lake Base and Meridian, more particularly described as follows:

BEGINNING at a point South along Section Line 1726.63 feet and West 40.00 feet from the North Quarter Corner of Section 31, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence South 225.22 feet; thence along a fence line and a fence line extended North 87°52'25" West 395.42 feet; thence North 6°11'00" West 1.89 feet; thence North 21°00'00" West 117.75 feet; thence North 44°38'00" East 138.78 feet; thence South 89°59'51" East 340.05 feet to the point of beginning.

Containing 87,816 sq.ft. or 2.0166 acres.

OWNER'S DEDICATION

Know all men by these presents that I/we, the undersigned owner(s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and name said plat POND LANE SUBDIVISION, and do hereby dedicate, grant and convey to Draper City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trail or easements, or of similar designation. In witness whereof, we have hereunto set our hands this

18 day of August A.D., 2018.

Rachel Cuttell

ACKNOWLEDGMENT

STATE OF UTAH } S.S
County of Salt Lake }

On the 18th day of August A.D., 2017, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said state of Utah, the signer( ) of the above Owner's dedication, in number, who duly acknowledged to me that Spencer and Rachel Crittenden signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION NUMBER 671155 Judith Engracia
SIGNED (A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES: Oct 23, 2017 Judith Engracia
PRINT NAME OF NOTARY

POND LANE SUBDIVISION

LOCATED IN THE NORTH WEST QUARTER
OF SECTION 31, TOWNSHIP 3 SOUTH,
RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

SURVEYOR OF RECORD:

CLIFF PETERSON LAND SERVICES
- SURVEYING, PLANNING, ENGINEERING -
889 South 1600 East
Springville, Utah 84663
(801) 489-3156 - (801) 372-3810
Cliff Peterson P.L.S.
#167172

PROJECT ENGINEER:

GATEWAY CONSULTING, inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

QUESTAR GAS	CENTURY LINK COMMUNICATIONS	ROCKY MOUNTAIN POWER	S.L. COUNTY BOARD OF HEALTH	WATERPRO INC
APPROVED THIS 5th DAY OF Sept A.D., 20 17	APPROVED THIS 30 DAY OF August A.D., 20 17	APPROVED THIS 30th DAY OF August A.D., 20 17	APPROVED THIS 30 DAY OF August A.D., 20 17	APPROVED THIS 29 DAY OF AUGUST A.D., 20 17
Val Sneed 9-6-17	Jeff R 8/30/17	Aubrey Rasmussen 8/30/17	8/31/17	8.29.17
REPRESENTATIVE DATE	REPRESENTATIVE DATE	REPRESENTATIVE DATE	REPRESENTATIVE DATE	REPRESENTATIVE DATE

SOUTH VALLEY SEWER DIST.	ZONING ADMINISTRATOR	CITY ENGINEER	CITY ATTORNEY	CITY MAYOR
APPROVED THIS 23 DAY OF August A.D., 2017	APPROVED THIS 27th DAY OF September A.D. 2017, BY THE DRAPER CITY PLANNING COMMISSION.	I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.	APPROVED AS TO FORM THIS 28 DAY OF September A.D., 20 17	PRESENTED TO DRAPER CITY THIS ____ DAY OF ____, A.D. 20__.
MANAGER Aug 23, 2017 DATE	~~CHAIRMAN, PLANNING COMMISSION~~ ZONING ADMINISTRATOR 9/27/17 DATE	Scott Cooley 9/18/17 CITY ENGINEER / PRINT NAME DATE	REPRESENTATIVE 9/28/17 DATE	CITY RECORDER PRINT NAME DATE
			CITY ATTORNEY	CITY MAYOR PRINT NAME DATE

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

JUDITH ENGRACIA
Notary Public - State of Utah
Commission # 671155
My Commission Expires
October 23, 2017

RECORDER # 12632517

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Spencer and Rachel Crittenden
DATE 10/6/17 TIME 4:20pm BOOK 2017P PAGE 274
FEE $ 33.00 Tracy Gray Deputy
~~RECORDER~~ SALT LAKE COUNTY

DATE: 8-26-16

CITY ATTORNEY MT

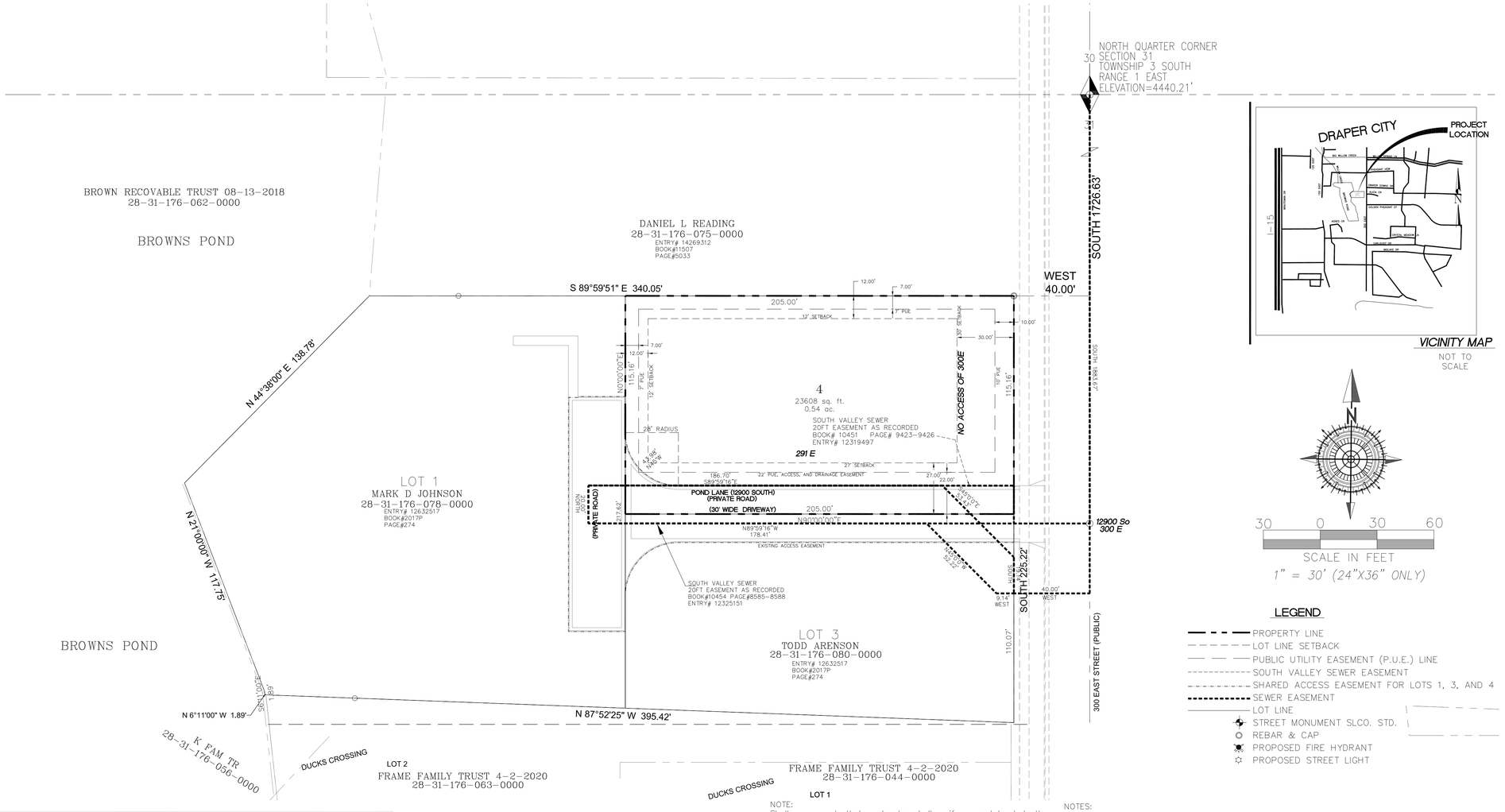
28-31-12 28-31-176-055, -066

EXHIBIT G
PROPOSED SUBDIVISION PLAT

POND LANE SUBDIVISION
1ST AMENDMENT, AMENDING LOT 2

LOCATED IN THE NORTH WEST QUARTER
OF SECTION 31, TOWNSHIP 3 SOUTH,
RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
JUNE, 2025

NARRATIVE: THE PURPOSE OF THIS PLAT IS TO CHANGE THE BUILDING SETBACK LINES ON THE WEST SIDE OF LOT 2. ALL LOT LINES, EASEMENTS AND OTHER SETBACKS REMAIN THE SAME.
THIS PLAT AMENDS THE PREVIOUS PLAT, AS RECORDED 10-6-17 ENTRY# 12632517 BOOK 2017P PAGES 274 IN SALT LAKE COUNTY UTAH



VICINITY MAP
NOT TO SCALE

LEGEND
- PROPERTY LINE
- LOT LINE SETBACK
- PUBLIC UTILITY EASEMENT (P.U.E.) LINE
- SOUTH VALLEY SEWER EASEMENT
- SHARED ACCESS EASEMENT FOR LOTS 1, 3, AND 4
- SEWER EASEMENT
- LOT LINE
- STREET MONUMENT SLCO. STD.
- REBAR & CAP
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT

NOTE:
Shallow sewer depths! contractor shall verify sewer lateral depth and set foundation elevation to provide adequate fall into sewer lateral. Buildings with a basement may not have sewer service available for basement.

NOTES:
1. Detention basin easement is for Lots 1, 2, and 3.
2. Lot 1 owner is required to maintain the detention easement and facilities contained within.
3. All storm water swells on plat are to be maintained by the property owner.
4. High Groundwater Lots 1, 2, and 3. No basements are permitted in these lots.
5. No driveway access permitted on 300 East. Use Pond Lane (private) for driveway access to all lots.
6. Any land drains, swales, or subsurface drains located during site construction are required to be maintained or restored as appropriate. Add requirement of protecting subsurface drains to grading plan.

SURVEYOR'S CERTIFICATE

I, CLIFF PETERSON, do hereby certify that I am a registered Land Surveyor and that I hold a license, Certificate No. 167172, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct. I also certify that I have filed, or will file within 90 days of the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

DATE

REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 167172

BOUNDARY DESCRIPTION

LOT 2 LEGAL DESCRIPTION

A parcel of land located in the North Quarter of Section 31, Township 3 South, Range 1 East, Sale Lake Base and Meridian, more particularly described as follows:

BEGINNING at a point South along Section Line 1726.63 feet and West 40.00 feet from the North Quarter Corner of Section 31, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence South 115.16 feet; thence West 205.00, thence North 115.16 feet, thence South 89°59'51" East 205.00 feet to the point of beginning.

Containing 23,608 sf. or 0.54 acres.

OWNER'S DEDICATION

Know all men by these presents that I/we, the undersigned owner(s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and name said plat POND LANE SUBDIVISION, 1st AMENDMENT, AMENDING LOT 2, and do hereby dedicate, grant and convey to Draper City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trail or easements, or of similar designation. In witness whereof, we have hereunto set our hands this _____ day of _____ A.D., 20___ .

PRINT SIGNATURE

ACKNOWLEDGMENT

STATE OF UTAH } S.S
County of Salt Lake }

On the day of _____ A.D., 20 , personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said state of Utah, the signer( ) of the above Owner's dedication, _____ in number, who duly acknowledged to me that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION NUMBER _____ SIGNED (A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES: _____ PRINT NAME OF NOTARY

POND LANE SUBDIVISION
1ST AMENDMENT, AMENDING LOT 2

LOCATED IN THE NORTH WEST QUARTER
OF SECTION 31, TOWNSHIP 3 SOUTH,
RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

SURVEYOR OF RECORD:

CLIFF PETERSON LAND SERVICES
- SURVEYING, PLANNING, ENGINEERING -
889 South 1600 East
Springville, Utah 84663
(801) 489-3156 - (801) 372-3810
Cliff Peterson P.L.S.
#167172

ENBRIDGE GAS UTAH - Note:

Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to approximate the location of Enbridge's right-of-way/easement(s) and existing underground facilities but does not warrant or verify their precise location. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

Approved this _____ day of _____, 20____

By: _____

Title: _____

ROCKY MOUNTAIN POWER

1, PURSUANT TO UTAH CODE ANN, 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2, PURSUANT TO UTAH CODE ANN, 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
a. A RECORDED EASEMENT OR RIGHT-OF-WAY
b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
d. ANY OTHER PROVISION OF LAW

Approved this _____ day of _____ 20____

_____
ROCKY MOUNTAIN POWER

PROJECT ENGINEER:

GATEWAY CONSULTING, inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

SOUTH VALLEY SEWER DIST.
APPROVED THIS _____ DAY OF _____ A.D., 20___.
MANAGER DATE

CENTURY LINK COMMUNICATIONS
APPROVED THIS _____ DAY OF _____ A.D., 20___.
REPRESENTATIVE DATE

WATERPRO INC
APPROVED THIS _____ DAY OF _____ A.D., 20___.
REPRESENTATIVE DATE

S.L. COUNTY BOARD OF HEALTH
APPROVED THIS _____ DAY OF _____ A.D., 20___.
REPRESENTATIVE DATE

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

PLANNING COMMINSION
APPROVED THIS _____ DAY OF _____, A.D. 20___, BY THE DRAPER CITY PLANNING COMMISSION.
ZONING ADMINISTRATOR DATE

CITY ENGINEER
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.
CITY ENGINEER PRINT NAME DATE

CITY ATTORNEY
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20___.
CITY ATTORNEY DATE

CITY MAYOR
PRESENTED TO DRAPER CITY THIS _____ DAY OF _____, A.D. 20___.
CITY RECORDER PRINT NAME DATE
CITY MAYOR PRINT NAME DATE

RECORDER
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____
FEE $ _____ SALT LAKE COUNTY RECORDER

DATE: 6-2-2025

EXHIBIT H
ORIGINAL AGREEMENT

SITE PLAN APPROVAL AND WAIVER AGREEMENT

This Site Plan Approval and Waiver Agreement (this "**Agreement**") is made and entered into effective as of February 3, 2022 (the "**Effective Date**"), by and among Stephen Johnson, an individual ("Johnson"), Kaskade Homes, LLC, a Utah limited liability company ("**Kaskade**") and Draper City, a Utah municipality (the "**City**"). The foregoing named entities are collectively referred to herein as the "**Parties**" and each, individually, as a "**Party.**"

RECITALS

A. Kaskade is the owner of those certain lots known as Lot 2 and Lot 3 (collectively the "**Lots**") in the Pond Land Subdivision in Draper City, Utah ("**Subdivision**") as more particularly identified on the Pond Lane Subdivision Plat ("**Plat**") attached hereto as **Exhibit A**.

B. Johnson is the owner of Lot 1 in the Subdivision.

C. The Plat was approved by the City and was recorded on October 6, 2017, and includes, among other things, the approved boundaries and setback requirements for the lots in the Subdivision.

D. In October of 2021, Kaskade filed an application for a building permit for a custom single-family residence for Lot 2 and will soon file an application for a building permit for a custom single-family residence for Lot 3 in accordance with the Site Plans attached hereto as **Exhibit B** and by this reference incorporated herein ("**Site Plans**").

E. During the building permit application process for Lot 2, certain issues have arisen between Kaskade and the City concerning the applicable setback requirements for the Lots in the Subdivision in the RA-2 Zone as between the setbacks shown on the Plat and the setback requirements in the current Draper City Municipal Code (the "**Dispute**").

F. Pursuant to the Draper City Municipal Code, 9-5-120(F) has the right to contest the issuance of the building permit applications submitted by Kaskade, including the right to contest the applicable setback requirements for the Lots as shown on the Site Plans ("**Setback Rights**").

G. Kaskade and the City disagree regarding the applicable law but have agreed to resolve the Dispute by requesting a waiver from Johnson, as to the Setback Rights for the building permit applications for the Lots as shown on the Site Plans.

H. Kaskade and the City agree to settle the Dispute and Johnson agrees to waive his Setback Rights for the Lots in accordance with the terms of this Agreement.

AGREEMENT

In consideration of the foregoing Recitals, and for other good and valuable consideration, and intending to be legally bound, the Parties hereby covenant and agree as follows:

1. **Recitals.** The above-stated Recitals are incorporated herein and made a part of this Agreement.

2. **City Setback Approval**. The City adopts the setbacks as shown on the Plat as the setbacks for Lots 2 and 3 for all future development of Lots 2 and 3. The setbacks shown on Exhibit B comply with the adopted Plat setbacks.

3. **Waiver of Setback Rights**. Johnson hereby fully waives his right to contest his Setback Rights in connection with the issuance of the building permits for Lot 2 and Lot 3 as shown on the attached Site Plans.

4. **Miscellaneous Provisions**.

a) Rescission of Agreement. No Party shall undertake any effort to rescind or invalidate the terms of this Agreement.

b) Attorneys' Fees. In the event of any action or proceeding to compel compliance with, or for a breach of, any of the terms of this Agreement, the prevailing Party shall be entitled to recover from the non-prevailing Party its expenses incurred in connection with such action or proceeding, including, without limitation, reasonable attorneys' fees and costs.

c) Further Acts. Each Party agrees to perform any further acts and execute and deliver any and all documents that may be reasonably necessary to carry out the provisions of, and transactions contemplated in and by, this Agreement.

d) Entire Agreement, Modification, and Captions. This Agreement supersedes any and all other understandings and agreements, either oral or in writing, between the Parties with respect to the subject matter of this Agreement. This Agreement constitutes the only agreement between the Parties with respect to the Recitals and subject of this Agreement.

e) Parties Bound. The terms, promises, covenants, and agreements contained in this Agreement shall apply to, be binding upon, and inure to the benefit of the Parties and their respective successors in interest.

f) Authority. Each individual executing this Agreement hereby represents and warrants that he or she has been duly authorized to execute and deliver this Agreement in the capacity of the person or entity set forth for which he or she signs.

g) Governing Law. The validity, meaning, interpretation, enforcement and effect of the Agreement shall be governed by the laws of the State of Utah.

h) Interpretation of Agreement. This Agreement shall be interpreted and construed as though all parties to this Agreement had equally drafted it.

i) Counterpart. This Agreement may be executed simultaneously in multiple counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument. The Parties may exchange counterpart signatures by scanned email document, or other electronic format that accurately duplicates documents, and any such copied version of a signature shall have the same binding effect as an original signature.

[SIGNATURE PAGE FOLLOWS]

The undersigned have duly executed this Site Plan Approval and Waiver Agreement effective as of the date first set forth above.

KASKADE HOMES, LLC, a Utah limited liability company

Dated: 3-1-2022

By: _____

Its: Member

DRAPER CITY

Dated: _____

By: _____

Its: _____

ATTEST:

_____

APPROVED AS TO FORM:

_____

JOHNSON

Dated: 3-2-2022

By: _____

Stephen Johnson

The undersigned have duly executed this Site Plan Approval and Waiver Agreement effective as of the date first set forth above.

KASKADE HOMES, LLC, a Utah limited liability company

Dated:_____ By:_____

Its: _____

DRAPER CITY

Dated: 2-4-22 By:_____

Its: City Manager

ATTEST:

_____

APPROVED AS TO FORM:

_____

JOHNSON

Dated:_____ By:_____

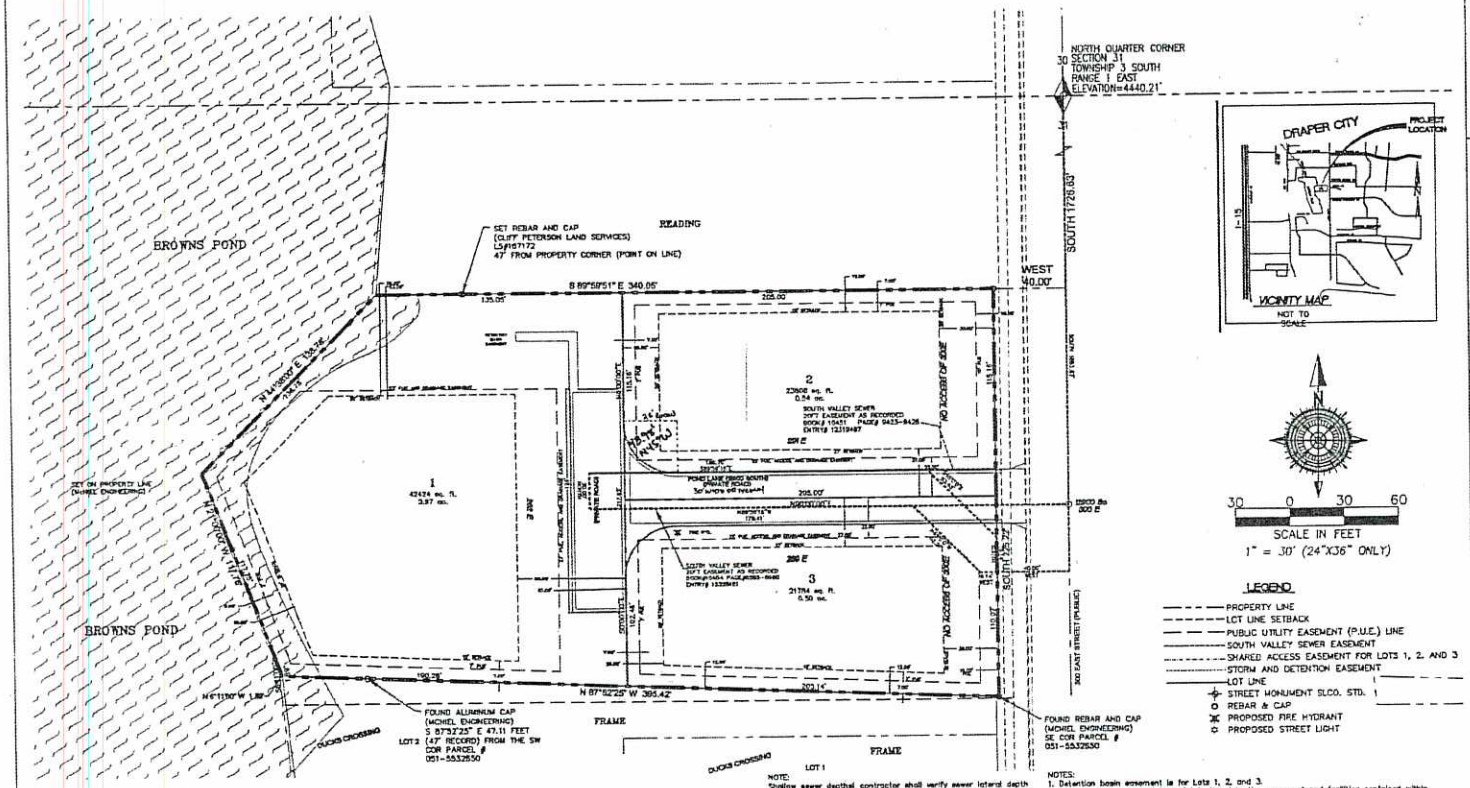
Stephen Johnson

EXHIBIT "A"

(Plat)

POND LANE SUBDIVISION

LOCATED IN THE NORTH WEST QUARTER
OF SECTION 31, TOWNSHIP 3 SOUTH,
RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
2016



LEGEND

- PROPERTY LINE
- LOT LINE SETBACK
- PUBLIC UTILITY EASEMENT (P.U.E.) LINE
- SOUTH VALLEY SEWER EASEMENT
- SHARED ACCESS EASEMENT FOR LOTS 1, 2, AND 3
- STORM AND DETENTION EASEMENT
- LOT LINE
- STREET MONUMENT SLCO. STD. 1
- REBAR & CAP
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT

NOTE:
Shallow sewer depths! contractor shall verify sewer lateral depth and set foundation elevation to provide adequate fall into sewer lateral. Buildings with a basement may not have sewer service available for basement.

NOTES:
1. Detention basin easement is for Lots 1, 2, and 3.
2. Lot 1 owner is required to maintain the detention easement and facilities contained within.
3. All storm water swales on plat are to be maintained by the property owner.
4. High Groundwater Lots 1, 2, and 3. No basements are permitted in these lots.
5. No driveway access permitted on 300 East. Use Pond Lane (private) for driveway access to all lots.
6. Any land drains, swales, or subsurface drains located during site construction are required to be maintained or restored as appropriate. Add requirement of protecting subsurface drains to grading plan.

SURVEYOR'S CERTIFICATE

I, CLIFF PETERSON, do hereby certify that I am a registered Land Surveyor and that I hold a license, Certificate No. 157172, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct. I also certify that I have filed, or will file within 30 days of the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

DATE

REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 157172

BOUNDARY DESCRIPTION

A parcel of land located in the North West Quarter of Section 31, Township 3 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

BEGINNING at a point South along Section Line 1726.83 feet and West 40.00 feet from the North Quarter Corner of Section 31, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence South 225.22 feet; thence along a fence line and a fence line extended North 87°37'25" West 395.42 feet; thence North 01°11'00" West 1.89 feet, thence North 21°30'00" West 117.75 feet; thence North 44°38'00" East 138.78 feet; thence South 89°59'51" East 340.05 feet to the point of beginning.

Containing 87,815 sq.ft. or 2.0156 acres.

OWNER'S DEDICATION

Know all men by these presents that I/we, the undersigned owner(s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and name said plat POND LANE SUBDIVISION, and do hereby dedicate, grant and convey to Draper City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trail or easements, or of similar designation. In witness whereof, we have hereunto set our hands this

16 day of August A.D., 2017

Spencer Cottle Rachel Cottle

ACKNOWLEDGMENT

STATE OF UTAH } S.S
County of Salt Lake }

On the 18th day of August A.D., 2017, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said state of Utah, the signer( ) of the above Owner's dedication, in number, who duly acknowledged to me that Spencer C. and Rachel Cottle signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION NUMBER 671155 SIGNED Judith Esparza
A NOTARY PUBLIC COMMISSIONED IN UTAH

MY COMMISSION EXPIRES: Oct 23, 2017 PRINT NAME OF NOTARY Judith Esparza

POND LANE SUBDIVISION

LOCATED IN THE NORTH WEST QUARTER
OF SECTION 31, TOWNSHIP 3 SOUTH,
RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

SURVEYOR OF RECORD

CLIFF PETERSON LAND SERVICES
- SURVEYING, PLANNING, ENGINEERING -
809 South 1620 East
Springville, Utah 84663
(801) 489-3154 - (801) 372-3810
Cliff Peterson P.L.S.
#157172

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

PROJECT ENGINEER:
GATEWAY CONSULTING, inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-3343 FAX: (801) 432-7056
CIVIL ENGINEERING - CONSULTING - LAND PLANNING
CONSTRUCTION MANAGEMENT

QUESTAR GAS
APPROVED THIS Sept 12 DAY OF Sept A.D., 20 17
Val Sneed 9-6-17
REPRESENTATIVE DATE

CENTURY LINK COMMUNICATIONS
APPROVED THIS 30 DAY OF August A.D., 20 17
REPRESENTATIVE DATE

ROCKY MOUNTAIN POWER
APPROVED THIS 20th DAY OF August A.D., 20 17
Audrey Rasmussen 8/30/17
REPRESENTATIVE DATE

S.L. COUNTY BOARD OF HEALTH
APPROVED THIS 30 DAY OF August A.D., 20 17
8/30/17
REPRESENTATIVE DATE

WATERPRO INC
APPROVED THIS 29 DAY OF August A.D., 2017
8.29.17
REPRESENTATIVE DATE

SOUTH VALLEY SEWER DIST.
APPROVED THIS 23 DAY OF August A.D., 2017
MANAGER DATE

ZONING ADMINISTRATOR
APPROVED THIS 27th DAY OF September A.D. 2017, BY THE DRAPER CITY PLANNING COMMISSION.
ZONING ADMINISTRATOR 9/27/17
DATE

CITY ENGINEER
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.
Scott Cooley Scott Cooley 9/18/17
CITY ENGINEER PRINT NAME DATE

CITY ATTORNEY
APPROVED AS TO FORM THIS 28 DAY OF September A.D., 2017
9/28/17
REPRESENTATIVE DATE
CITY ATTORNEY

CITY MAYOR
PRESENTED TO DRAPER CITY THIS _____ DAY OF _____ A.D. 20____
CITY RECORDER PRINT NAME DATE
CITY MAYOR PRINT NAME DATE

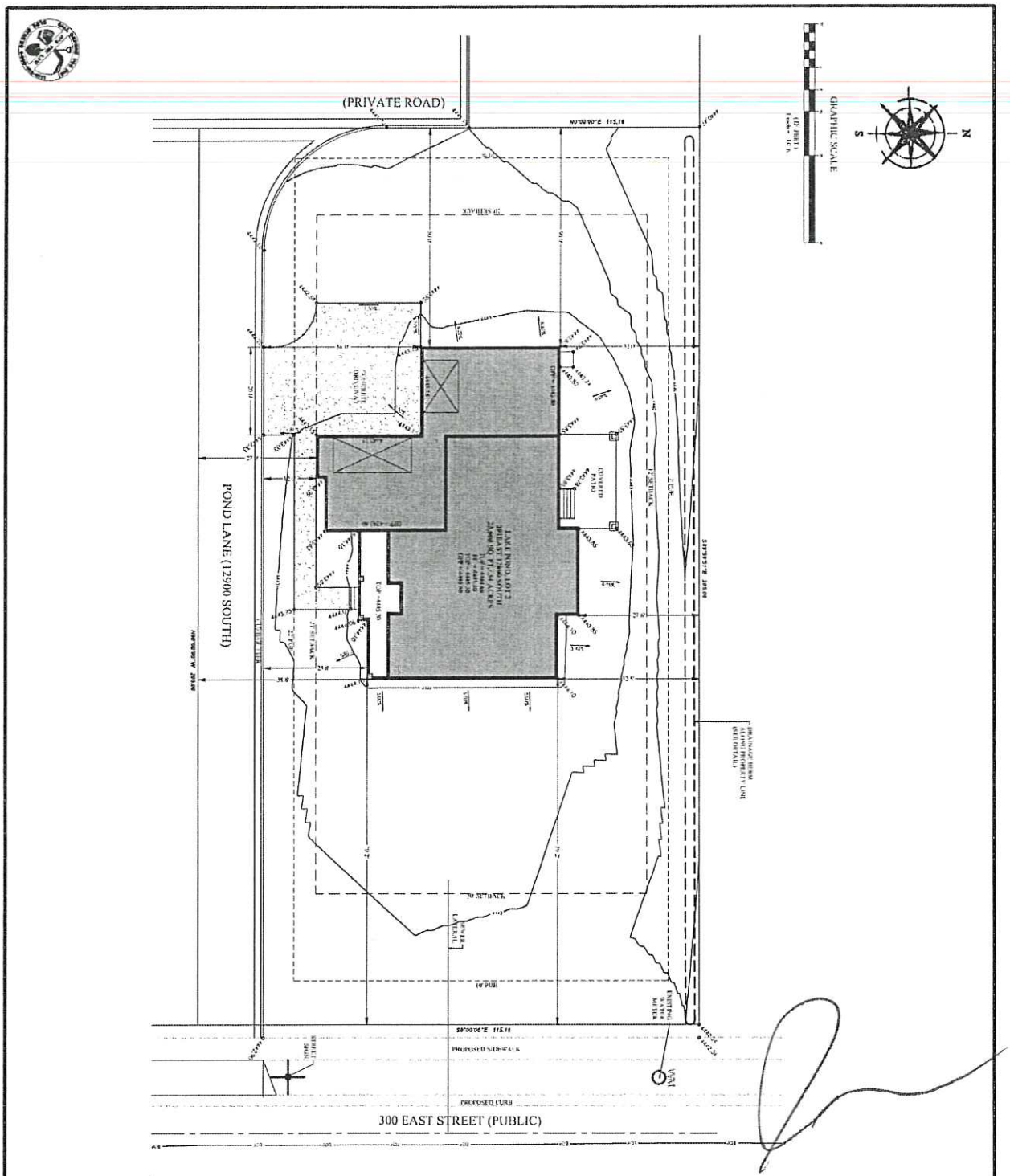
RECORDER # 12633517
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Spencer and Rachel Cottle
DATE 10/18/17 TIME 8:30 am BOOK 2017P PAGE 274
$37.00 FEE $
SALT LAKE COUNTY RECORDER

DATE: 8-26-16

28-31-12 28-31-176-015, 066

EXHIBIT "B"

(Site Plans)



NOTES:

1. THE DESIGNS SHALL BE INSTALLED ALONG
2. SHALL BE INSTALLED UNLESS OTHERWISE
3. SHALL BE INSTALLED AT THE
4. SHALL BE CONSTRUCTED TO
5. CITY STANDARDS AND SPECIFICATIONS
6. ALL CONSTRUCTION WITHIN
7. PRIVATE LANDSCAPING WITHIN
8. A 12 FOOT DUMPSTER AND
9. THE BUILDING SHALL BE
10. ANY WORK IN THE PUBLIC WAY SHALL
11. THE PUBLIC WAY WILL BE
12. ALL SIGNS

LEGEND:

1ST FINISHED FLOOR
TOP OF FOUNDATION
GARAGE SLAB
BASEMENT FINISHED FLOOR

SETBACKS:

FRONT - 20'
SIDE - 12'
REAR - 12'

DRAINAGE BERM DETAIL

SCALE: 1" = 1'

REVISION BLOCK		
#	DATE	DESCRIPTION
1	--	--
2	--	--
3	--	--
4	--	--
5	--	--

SP-1

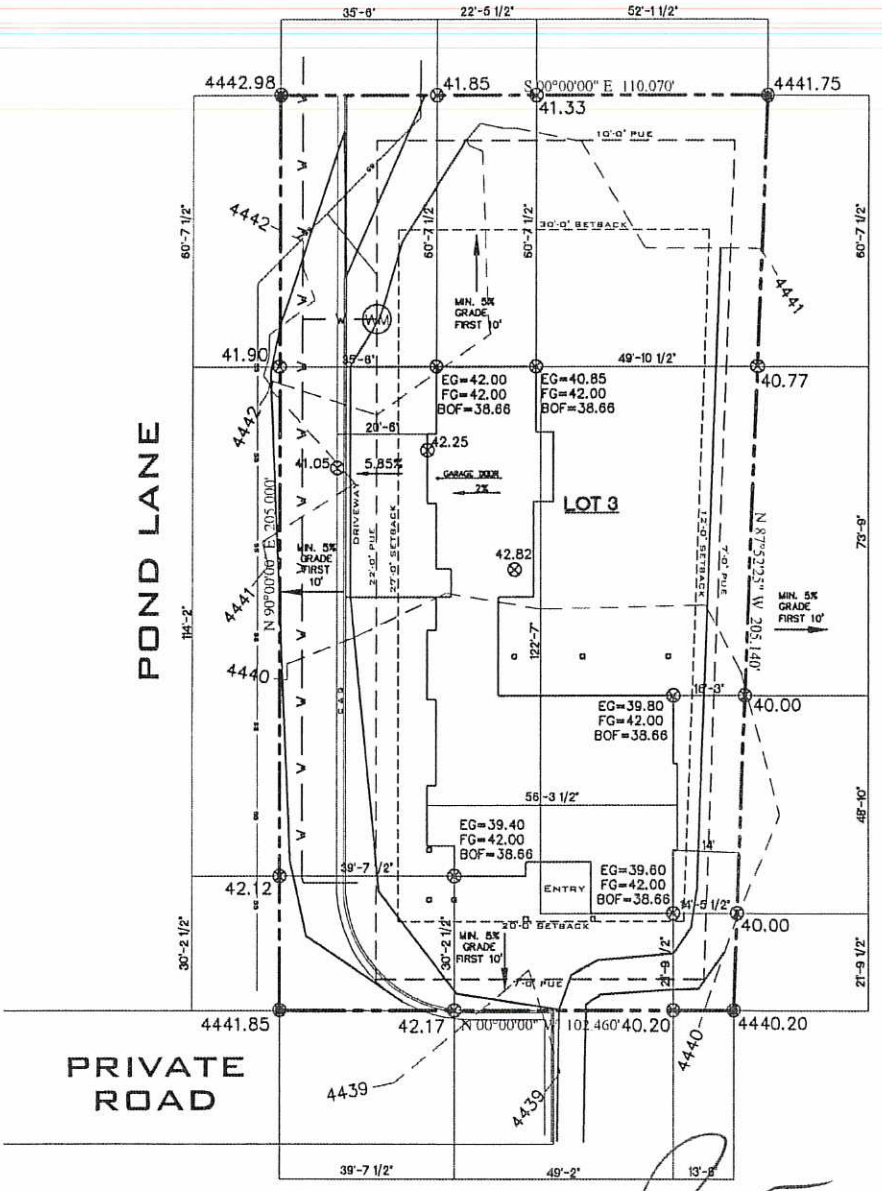
SITE PLAN

POND LANE, LOT 2

291 EAST 12890 SOUTH
DRAPER, UTAH

SITE PLAN

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com



UNIT EXT BUILDING DESIGN
Must include THREE of the following items:
- Decorative brackets under eaves
- Ext crown moulding with eave returns
- Roof gable with staggered shingle
- Roof dormer
- Corner trim extending from the base to roofline

MIN FACADE MATERIAL PERCENTAGE REQUIRED FOR ALL SIDES OF HOME

MIN DRIVEWAY LENGTH = 20 FT
MAX DRIVEWAY WIDTH = 30 FT

FINISH GRADE AT FOUNDATION SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET (5%).

ALL STORM WATER AND DIRT SHALL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE.

BERMS OR SWALES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING SHALL BLEND WITH ADJACENT LOTS.

LEGEND:

PROPERTY LINE:
SETBACK:
EASEMENT:
DRAINAGE DIRECTION:
ELECTRIC PEDESTAL:
WATER METER: WM
LIGHT POLE:
DRAINAGE POINTS

SETBACK:
FRONT - 20'
SIDE EXTERIOR - 27'
SIDE INTERIOR - 10'
REAR - 30'

PUE:
FRONT - 7'
SIDE EXTERIOR - 22'
SIDE INTERIOR - 7'
REAR - 10'

SCALE:1" = 40'-0"

TOP OF FOUNDATION	42.67'
MAX FINISH GRADE ELEV @ FOUNDATION WALL	42.00'
DRIVEWAY SLOPE	5.85%
MAIN FLOOR FINISHED FLOOR	43.85'
FRONT GARAGE FINISHED FLOOR	42.25'
GARAGE FLOOR ELEV. AT ENTRY DOOR	42.82'
MIN. ELEV. OF FOOTING BOTTOM @ FRONT OF GARAGE	38.50'

SITE PLAN

CUSTOM PLAN
LOT 3 POND LANE- 21,784 SQ. FT
289 E POND LANE
DRAPER, UTAH

PROVIDED FOR:

Kaskade Homes
KASKADE HOMES
78 W 13380 SOUTH, SUITE 3
DRAPER, UT 84020

York Engineering
14203 MINUTEMAN DR #200
DRAPER, UT 84020
803-876-3501

EXHIBIT I
AMENDMENED AGREEMENT

AMENDMENT TO SITE PLAN APPROVAL AND WAIVER AGREEMENT

This Amendment to the Site Plan Approval and Waiver Agreement ("Amendment") is made and entered into effective as of October 1st, 2025 (the "Amendment Effective Date") by and among Trent and Candice Eyre ("Eyres"), as Joint Tenants, and successors-in-interest to Kaskade Homes, LLC for Lot 2*; Todd Arenson, Grantor and Trustor of the Second Amended and Restated Todd Arenson Trust ("Arenson"), and successor-in-interest to Kaskade Homes, LLC for Lot 3; Evelyn C. Johnson and Mark D. Johnson ("Johnsons"), as Joint Tenants, and successors-in-interest to Stephen Johnson for Lot 1; and Draper City, a Utah municipality (the "City"). The foregoing named entities are collectively referred to herein as the "Parties" and each, individually, as a "Party."

RECITALS

A. The Parties entered into a Site Plan Approval and Waiver Agreement dated February 3, 2022 (the "Original Agreement"), concerning Lots 1, 2, and 3 in the Pond Lane Subdivision, located in Draper City, Utah (the "Subdivision"), as identified on the Pond Lane Subdivision Plat recorded on October 6, 2017 (the "Plat"). The Plat includes, among other things, the approved boundaries and setback requirements for all lots in the Subdivision.

B. The Original Agreement established the setbacks for Lots 2 and 3 as shown on the Plat and included a waiver by Lot 1 owner Stephen Johnson of his rights to contest building permits for Lots 2 and 3 as depicted in the Site Plans (Exhibit B to the Original Agreement).

C. The Eyres, as the current owner of Lot 2, have applied for a subdivision plat amendment to adjust the setback on the west property line on their lot from twenty (20) feet to twelve (12) feet to construct a garage addition (the "Addition") on Lot 2, as detailed in construction drawings submitted to the City (the "Construction Drawings"), which violates the setbacks adopted in the Original Agreement.

* Note that the property is Lot 2 in the original plat, but will become Lot 4 in the new plat. The Subdivision code requires plat amendments to start plat numbers where it left off in the original. DCMC 17-4-030(J). For purposes of this agreement, it will be referred to as Lot 2.

D. The Parties desire to amend the Original Agreement to permit the Addition on Lot 2, subject to the terms and conditions set forth herein, and to provide mutual consideration for such amendment.

E. Each Party acknowledges that it has been advised to seek independent legal counsel to review this Amendment due to its potential impact on their respective property rights, values, and obligations under the Original Agreement and applicable laws.

AGREEMENT

In consideration of the foregoing Recitals, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby covenant and agree as follows:

1. Amendment to Setback Requirements.

a) The City agrees to approve a subdivision plat amendment adjusting the west property line setback for Lot 2 to permit the construction of the Addition as depicted in the Construction Drawings, subject to the Eyres obtaining all necessary permits and approvals under the Draper City Municipal Code.

b) The setbacks for Lot 2, as amended, shall be a setback adjustment to the west property line on their lot from twenty (20) feet to twelve (12) feet, solely for the purpose of the Addition, and all other setbacks in the Plat shall remain in effect unless further amended.

c) The City's approval is conditioned upon the Eyres' compliance with all applicable zoning, building, and safety regulations, including submission of a building permit and other documentation as required by the City.

2. Waiver of Setback Rights.

a) Arenson and the Johnsons hereby waive any and all rights under Section 9-5-120 of the Draper City Municipal Code to contest the issuance of building

permits for the Addition on Lot 2, as depicted in the Construction Drawings, provided such permits comply with this Amendment.

b) This waiver is limited to the Addition and does not extend to future modifications or constructions on Lot 2 unless expressly agreed in writing by all Parties.

3. Consideration.

a) The Eyres agree to release and forever discharge the City, its officers, employees, and agents from any and all claims, demands, or causes of action, whether known or unknown, arising out of or related to the Addition, including any representations allegedly made by City employees regarding approval of the Addition.

b) In exchange, the City agrees to approve the subdivision plat amendment adjusting the setback for the Addition, subject to the conditions herein.

c) Arenson and the Johnsons agree to the waiver described in Section 2 in consideration of maintaining the integrity of the Subdivision's development plan and avoiding potential disputes, provided the Eyres comply with all terms of this Amendment. As additional consideration for the waiver of the setback rights, the Eyres shall pay Arenson the sum of Two Hundred Dollars ($200.00) and the Johnsons the sum of Two Hundred Dollars ($200.00) within thirty (30) days of the Amendment Effective Date.

4. Indemnification.

The Eyres shall indemnify, defend, and hold harmless the City, Arenson, the Johnsons, and any and all successors in interest to this Amendment from any and all claims, damages, or liabilities arising from the Amendment of the Original Agreement, the construction or use of the Addition, including any violations of zoning ordinances or applicable city or state land use laws.

5. Legal Counsel Advisory.

Each Party acknowledges that it has been advised to consult with independent legal counsel of its own choosing prior to executing this Amendment, given the potential impact on property rights, values, and obligations under the Original Agreement and applicable law.

6. Miscellaneous Provisions.

a) No Rescission. No Party shall undertake any effort to rescind or invalidate the terms of this Amendment or the Original Agreement, except as provided herein.

b) Attorneys' Fees. In any action to enforce or interpret this Amendment, the prevailing Party shall be entitled to recover reasonable attorneys' fees and costs from the non-prevailing Party.

c) Further Acts. Each Party agrees to perform any further acts and execute any documents reasonably necessary to effectuate this Amendment.

d) Entire Agreement. This Amendment, together with the Original Agreement, constitutes the entire agreement between the Parties with respect to the subject matter herein and supersedes all prior understandings. No further amendments shall be effective unless in writing and executed by all Parties.

e) Binding Effect. This Amendment shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns.

f) Governing Law. This Amendment shall be governed by and construed in accordance with the laws of the State of Utah.

g) Counterparts. This Amendment may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Signatures may not be exchanged via electronic means unless notarized in person.

h) Severability. If any provision of this Amendment is found to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

DRAPER CITY:

Mike Barker, City Manager

ATTEST:

Nicole Smedley, Recoder

SEAL:

CITY OF DRAPER CORPORATE Seal 1978 State of Utah

APPROVED AS TO FORM:

Traci Gundersen, City Attorney

LOT 1 (Parcel No. 28-31-176-078-0000):

Evelyn C. Johnson

Mark D. Johnson

JURAT

STATE OF UTAH

COUNTY OF Salt Lake

Subscribed and sworn (or affirmed) to before me on this 20th day of August, 2025 by Evelyn C. Johnson.

Witness my hand and official seal.

NOTARY PUBLIC
BEVERLIE WHITE
736128
My Commission Expires
03/13/2028
STATE OF UTAH

NOTARY PUBLIC

JURAT

STATE OF UTAH
COUNTY OF Salt Lake

Subscribed and sworn (or affirmed) to before me on this 20 day of August, 202, by Mark D. Johnson.

Witness my hand and official seal.

NOTARY PUBLIC
JAMES R CHRISTENSEN
740387
MY COMMISSION EXPIRES
NOVEMBER 27, 2028
STATE OF UTAH

NOTARY PUBLIC

LOT 2 (Parcel No. 28-31-176-079-0000):

Trent Eyre

Candice Eyre

JURAT

STATE OF UTAH
COUNTY OF SALT LAKE

Subscribed and sworn (or affirmed) to before me on this 1st day of October, 2025, by Trent Eyre.

Witness my hand and official seal.

NOTARY PUBLIC

TRACI A. GUNDERSEN
Notary Public, State of Utah
Commission #739647
My Commission Expires
10/15/2028

JURAT

STATE OF UTAH
COUNTY OF SALT LAKE

Subscribed and sworn (or affirmed) to before me on this 1st day of October, 2025, by Candice Eyre.

Witness my hand and official seal.

NOTARY PUBLIC

TRACI A. GUNDERSEN
Notary Public, State of Utah
Commission #739647
My Commission Expires
10/15/2028

Lot 3 (Parcel No. 28-31-176-080-0000):

Todd Arenson, Grantor and Trustor of the Second Amended and Restated Todd Arenson Trust

JURAT

STATE OF UTAH
COUNTY OF Salt Lake

Subscribed and sworn (or affirmed) to before me on this 9th day of September 2025 by Todd Arenson, Grantor and Trustor of the Second Amended and Restated Todd Arenson Trust.

Witness my hand and official seal.

NOTARY PUBLIC

ADREAN CHAVEZ
Notary Public, State of Utah
Commission #720845
My Commission Expires
10/05/2025

CERTIFICATE OF TRUST

STATE OF UTAH }
} : ss
County of Salt Lake }

KNOW ALL MEN BY THESE PRESENTS:

The undersigned Todd Arenson, Declarant, does hereby certify and state the following:

1. I am the undersigned and my address is 288 E. Pond Lane, Draper Utah, and over the age of twenty-one (21) years.

2. I have personal knowledge of the facts and circumstances averred in this Certificate of Trust.

3. I am the Grantor of the Second Amended and Restated Todd Arenson Trust (***"Trust"***), by executing a Trust Agreement dated November 18, 2021 (***"Trust Agreement"***).

4. I am the initial Trustee to serve until my death, resignation or incompetence.

5. As Trustor and Grantor, I transferred my ownership of the real property and improvements located at 288 E. Pond Lane, Draper Utah 84020 by Warranty Deed, recorded on January 17, 2024 as Entry # 14195135, B:11466 P:7216 to my Trust and myself as Trustee.

6. My Trust has not been revoked, modified, or amended in any manner that would cause the representations stated in this Certificate of Trust to be incorrect.

7. The attached portions of the Trust Agreement, Articles Four, Five and Eight, are a true and correct copy of the provisions of the Trust Agreement governing the powers and authority of the trustee, the revocability of the Trust, and the governing law of the Trust.

FURTHER THE AFFIANT says not.

IN WITNESS WHEREOF, this CERTIFICATE of TRUST is executed as of this 19 day of September, 2025.

Todd Arenson, Declarant

ARTICLE 4

AMENDMENT OR REVOCATION

4.1 During Lifetime of Trustor. The Trustor reserves the right at any time or times to amend or revoke this instrument and the trusts hereunder, in whole or in part, by an instrument or instruments in writing signed by Trustor and delivered in Trustor's lifetime to the Trustee. If this instrument is revoked in its entirety, the revocation shall take effect upon the delivery of the required writing to the Trustee. On the revocation of this instrument in its entirety, the Trustee shall deliver to the Trustor, or as Trustor may direct in the instrument of revocation, all of the trust property.

ARTICLE 5

POWERS OF TRUSTEE

5.1 In General. The Trustee shall have all of the powers as stated in Part 4 of Chapter 7 of the Utah Uniform Probate Code and entitled Uniform Trustee's Powers Provisions. In addition thereto and not by way of limitation, the Trustee shall have the power, to retain any asset originally or later contributed to the trust estate whether or not such asset be of a character permissible for investment by fiduciaries; to retain and purchase assets with a view to possible increase in value notwithstanding the amount or absence of income therefrom; to retain and purchase assets notwithstanding the lack of diversification of the trust assets; to retain, purchase, sell or exchange any and all stocks, bonds, notes or other securities or any variety of real or personal property, including stocks or interests in investments, mutual funds (including any of said items of or maintained by the Trustee); to make distributions of principal or income in kind; to enter into any transaction, including, but not limited by advancing funds, purchasing assets, selling assets (and paying, with or without arrangements for reimbursement, any sums necessary

for the settlement of the estate of Trustor) with the Trustee or legal representative of any other trust or estate in which any beneficiary hereunder has any beneficial interest even though such Trustee or legal representative is also Trustee hereunder; and to commingle the funds and assets of any trust estate hereunder with any other trust estate hereunder so long as proper records are kept of the assets allocable to any such trust.

ARTICLE 8

MISCELLANEOUS

8.3 Governing Law. This agreement has been accepted by the Trustee in the State of Utah and all questions concerning its construction shall be governed by the laws of that state. All questions concerning the administration of the Trust shall be governed by the laws of the State of Utah.

UTAH ACKNOWLEDGMENT
Utah Code Annotated 46-1-6.5

State of Utah
County of Salt Lake } ss.

On this 19th day of September, in the year 2025, before me Adrean Chavez,
Date *Month* *Year* *Name of Notary Public*

a Notary Public, personally appeared Todd Arenson

Name(s) of Document Signer(s)

proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in this document, and acknowledged he/she/they executed the same.

ADREAN CHAVEZ
Notary Public, State of Utah
Commission #720845
My Commission Expires
10/05/2025

Signature of Notary Public

Place Notary Seal/Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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MEMO

To: Planning Commission
From: Todd A. Draper
Date: 2025-10-23
Re: Public Hearing: Specialized Manufacturing Site Plan, Conditional Use Permit, and Deviation Requests (Administrative Actions).

Comments:

This application is a request for approval of a Site Plan, Conditional Use Permit and Parking Deviation for approximately 4.2 acres located on the south side of 12300 S., at approximately 687 W. 123000 S. . The property is currently zoned CG (General Commercial). The applicant is requesting that the Site Plan, Conditional Use Permit and Parking Deviation be approved to allow for the development of the currently vacant site with a new building for limited manufacturing, and limited wholesale and warehousing uses.

Parking Deviation

Findings for Approval:

1. Adequate parking will be provided.
2. The total number of spaces otherwise required would be overly burdensome to individual establishments in the development.
3. Site or use specific conditions or factors do not provide for compliance with the parking requirements of the DCMC.
4. Potential for future expansion or addition to the development will have adequate parking for the expansion or addition.
5. ADA compliant parking requirements are not proposed for adjustment.

Findings for Denial:

1. Adequate parking will not be provided.
2. The total number of spaces otherwise required would not be overly burdensome to individual establishments in the development.
3. Site or use specific conditions or factors do not affect compliance with the parking requirements of the DCMC.
4. The potential for future expansion or addition to the development will not have adequate parking for the expansion or addition.

Site Plan

Findings for Approval:

1. The proposal represents development of the entire site at one time.
2. With the imposed conditions, the site plan conforms to applicable standards set forth in Title 9 of the DCMC, 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 the DCMC, including traffic, storm water drainage, and utilities concerns.

Findings for Denial:

1. The site plan does not conform to one or more applicable standards set forth in Title 9 of the DCMC, including but not limited to, building heights, setbacks, access points, parking, landscaping, or building materials.
2. The proposed development plans do not meet the intent, goals, and objectives of the general plan or 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 all engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of the DCMC, including traffic, storm water drainage, or utility concerns.

Conditional Use Permit

Findings for Approval:

1. The proposal complies with the standards for approval found in DCMC Section 9-5-080(E) and potential negative impacts are mitigated through the imposition of reasonable conditions.

Findings for Denial:

1. The proposal does not comply with all standards for approval found in DCMC Section 9-5-080(E) and potential negative impacts are not able to be sufficiently mitigated through the imposition of reasonable conditions.

ATTACHMENTS:

Specialized Manufacturing Staff Report - Final.pdf

Development Review Committee
1020 East Pioneer Road
Draper, UT 84020
October 16, 2025

To: Draper City Planning Commission
Business Date: October 23, 2025

From: Development Review Committee

Prepared By: Todd Draper, AICP, Planning Manager/Zoning Administrator
Planning Division
Community Development Department
801-576-6335, todd.draper@draperutah.gov

Re: **Specialized Manufacturing– Site Plan, Conditional Use Permit, and Deviation Requests**

Application Nos.:	2025-0123-SP, 2025-0079-USE, 2025-0219-VAR
Applicant:	Robert Simons, representing Concord Properties
Project Location:	687 W. 12300 S.
Current Zoning:	CG (General Commercial) Zone
Acreage:	Approximately 4.2 Acres (Approximately 182,952 ft^2)
Request:	Request for approval of a Site Plan, Conditional Use Permit and Parking Deviation in the CG zone regarding development the property with a new building for limited manufacturing, and limited wholesale and warehousing uses.

BACKGROUND AND SUMMARY

This application is a request for approval of a Site Plan, Conditional Use Permit and Parking Deviation for approximately 4.2 acres located on the south side of 12300 S., at approximately 687 W. 123000 S. (Exhibit B & C). The property is currently zoned CG. The applicant is requesting that the Site Plan, Conditional Use Permit and Parking Deviation be approved to allow for the development of the currently vacant site with a new building for limited manufacturing, and limited wholesale and warehousing uses.

A majority of the subject property was rezoned to the CG zone in 2023. The City sold a small piece of adjacent property to the company which was consolidated into the overall parcel and subsequently rezoned to CG in 2025.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Community Commercial	Exhibit D
Current Zoning	CG	Exhibit E
Proposed Uses	General Office, Limited Manufacturing, Limited Wholesale and Warehousing.	
Adjacent Zoning		
East	CC (Community Commercial)	
West	RA1 (Residential Single-Family, 40,000 ft^2 min. lot size)	
North	CC, RM2 (Residential Multiple-Family)	
South	RA2 (Residential Single-Family, 20,000 ft^2 min. lot size)	

The Community Commercial land use designation is characterized as follows:

Community Commercial

LAND USE DESCRIPTION	
CHARACTERISTICS	• Includes the full scope of commercial land uses that require and utilize exposure to the freeway • Intended to be traveler-or commuter-oriented and should provide lodging, food, personal services and other similar uses • Frontage roads • Deeper setbacks for landscaping and enhancements • Limited traffic access points • Visual unity • Uniform design standards and aesthetics • Access to individual properties should be provided only from frontage roads • Well landscaped street frontages • Limited traffic access points for the site • Common off-street traffic circulation and parking areas • Pedestrian access from surrounding residential areas
LAND USE MIX	• Large-scale, master-planned commercial centers • Big-box stores and offices
COMPATIBLE ZONING	• Community Commercial (CC) • General Commercial (CG) • Interchange Commercial (CI) • Institutional Care (IC)
LOCATION	• Strategically placed along high-traffic corridors with convenient points of traffic access to and from residential areas

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the CG zone is to *"provide areas to accommodate commercial uses which are not within shopping centers of integrated design. This zone is intended to apply to existing "strip commercial"*

developments. The zone should not be used for new commercial development unless integrated shopping center development is not practical or desirable because of difficult size, shape, topography, or similar problems related to land otherwise deemed to be appropriate for commercial use. Typical uses in this zone include offices, retail stores, personal services, heavy commercial, and institutional uses."

Site Plan Layout. The civil site plan shows the proposed building located central to the property with drive aisles and parking surrounding the building (Exhibit F). More extensive landscaping is provided along the front and west sides of the property. The site contains 135 parking spaces which exceeds the maximum allowable number of spaces, hence the additional request by the applicant for a Parking Deviation. The general site layout complies with the requirements of the DCMC.

Table 2 Site Plan Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Lot/Parcel Size	No requirement	4.2 acres	
Maximum lot coverage	50%	34.2%	
Street Frontage	No requirement	Approx. 642 feet	
Setbacks-			
Front	No requirements, See Landscaping Chapter	97 feet	Approx.
Rear	No requirements, See Landscaping Chapter	56.5 feet	Approx.
East Side	No requirements, See Landscaping Chapter	75.5 feet	Approx.
West Side	No requirements, See Landscaping Chapter	51 feet	Approx.

Circulation. The civil site plan (Exhibit F) shows internal access circling the building. On the east a there is an existing shared access easement with the neighboring property and a shared access drive to 12300 South is shown on the proposed site plan. Additionally, a second vehicular access to 12300 South is included on the west side of the property. The proposed plan provides adequate passenger vehicular circulation as well as circulation for emergency vehicles and freight delivery vehicles.

Landscaping and Lot Coverage. The proposed landscaping plan (Exhibit G) does not comply with the landscaping requirements of DCMC subsections 9-23-050(A)(6) and 9-23-050(G). The use of turf grass on-site exceeds the allowable 20% limit of the overall landscape coverage, and the staff calculated coverage at maturity is only 68% which is short of the required 75% coverage at maturity. Staff has alerted the applicant to these deficiencies and the applicant's Landscape Architect is currently working on the necessary revisions to

the landscape plans. Staff has included in the recommended conditions of approval that the applicant provide the updated Landscape plans for review and approval by Planning Staff prior to approval and issuance of the building permit.

Some of the proposed street trees are located under an existing power line are not approved for use under power lines. The applicant is working separately with Rocky Mountain Power to get approval to remove overhead power lines as part of the utility work that will be necessary to provide power to the building. Should the overhead power line be removed, there are no conflicts with the proposed street tree species for that area. If the overhead power line is not able to be removed, alternative species would need to be on revised plans. Staff has included in the recommended conditions of approval a condition requiring that a street tree species approved for use under powerlines be substituted if the applicant is ultimately unable to have the overhead power line removed.

Table 3 Landscaping Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Lot Coverage			
Overall Landscaping Coverage	20%	25.2%	Approx.
Parking Lot Landscaping	7%	8.5%	Approx.
Perimeter Landscaping	10-feet	Varies. Between 10 feet and 134.5 Feet	Width complies with ordinance.
Buffer Landscaping	20-feet (with 6-foot fence) or 10-feet (with 8-foot fence)	20 feet plus on West and portions of South, 10 feet adjacent to parking on South (with 8-foot fence).	Width complies with ordinance.
Water Wise Landscaping	Required	Provided	
Street Trees	From approved tree list	From approved tree list	Some species in unallowed locations.
Amenities	4 min. Required (based on building size)	4 provided	See analysis

Outdoor amenities are also required for this site. These are shown and detailed on both the civil site plan (Exhibit F) and the landscape plans (Exhibit G). They consist of two picnic table areas located on the southeast of the building, a sitting area and putting green located south of the building, and a basketball hoop in the southeast corner of the property adjacent to the trash enclosure.

Parking. According to the site plan (Exhibit F) there will be 135 total parking spaces provided with 6 of those being ADA accessible spaces. The parking layout complies with applicable ordinance requirements. Additional details regarding the requested parking deviation to increase the parking above the maximum calculated rates in the DCMC are included in the parking modification section of this report. Utah Department of Transportation (UDOT) approval is required for the proposed access connections to 12300 South. This approval is expected, but has not yet been received. It is anticipated that UDOT will require the access connection on the west to be restricted to a right-in and right-out only access and that the center median on 12300 South may need to be extended accordingly. Staff has included as a suggested condition of approval for the Site Plan and Conditional Use Permit that the UDOT approval must be provided to staff prior to issuance of a land disturbance permit or building permit and that development will also need to comply with any requirements imposed by UDOT.

Table 4 Parking Lot Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Parking Required (Min/Max)			
Limited Manufacturing, Limited Wholesale and Warehousing	1 space per 1,000 ft^2 77 – 94 spaces	135 spaces	See deviation request
Pedestrian Connections	From public sidewalk to entrance.	Provided.	Complies
Cross Walks	Different material from parking lot required.	Drive aisle crossing is concrete.	Complies
Access Point Width	36-feet	East 45-feet (shared) West 36-feet	Per UDOT

Parking Modification. Chapter 25 of the DCMC makes provisions for the Planning Commission to authorize a deviation to the strict compliance with the terms of the Code regarding the calculation of the minimum and maximum number of required parking spaces. DCMC Section 9-25-090 states that the number of parking spaces may be modified to provide flexibility beyond the 10% +/- allowed by the DCMC in order to adapt to specific circumstances, reduce potential environmental impacts, and conserve resources. The deviation to strict compliance is justified based upon a parking study submitted by the applicant (Exhibit J). In order to approve a deviation to strict compliance with the parking requirements of the DCMC, the Planning Commission must make findings based on the type of use has outlined in DCMC Section 9-25-090(C)(4).

The required parking study is included as Exhibit J of this report. Staff has reviewed the study and has determined that it complies with the minimum requirements in ordinance to be considered a valid study. The study concludes that the additional spaces are justified based upon an analysis and breakdown of the individual uses including separate calculations for the amount of office space contained within the building. Additional analysis included demand modeling utilizing ITE Parking rates as required by ordinance.

Architecture. The architectural plans show the proposed construction of the new building (Exhibit H). The footprint and first floor of the building is 62,524 ft^2 in size. A mezzanine is included on the west side of the building adding approximately an additional 22,343 ft^2 of floor area on the second floor.

Façade materials will be primarily architectural pre-cast concrete panels which will be colored with admixture to the concrete and be scored and form lined per the proposed plans. ACM metal composite panels are also included as a second primary material. The roof will be white colored TPO roofing. Metal trim, a secondary material, will be used minimally on all facades.

Rooftop mechanical equipment is shown screened on the north and south by a metal screen wall approximately 6 feet in height. The proposed screening does not fully screen the units from view as required by DCMC subsection 9-22-040(D)(3) as there is no screening on the east or west. Additional screening of the rooftop mechanical equipment on the east and west is still needed to comply with ordinance. Staff has included a recommended condition of approval that the additional screening be included on revised architectural plans prior to review and issuance of the building permit. The architectural drawings otherwise comply with the requirements for building design found in the DCMC.

Table 5 Architectural Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Building Height			
Main Building	35-feet	35-feet	
Architectural Features	Up to 14-feet per Planning Commission Decision	Approx. 6-feet	(Screening of rooftop equipment)
Façade Variation			
Vertical and Horizontal	Every 30 feet or along a min. of 60% of a façade over 100 feet in length.	Includes both vertical and horizontal articulations along 60% or greater of each façade.	Complies with DCMC
Horizontal	1 significant variation at least 5-feet deep	1-3 significant variations on each	Complies with DCMC

	and 20-feet wide for façades over 100 feet in length.	facade	
Building Orientation	Entry to face the street	Main entry faces the street	Complies with DCMC
Materials			
Primary	Brick, Stone, Tile, wood, concrete fiber composite siding, CMU, MCM/ACM panels, Architectural Precast Concrete,	Architectural Precast Concrete, ACM panels	Complies with DCMC
Secondary	Stucco, EIFS, metal, exposed concrete, vinyl, shake shingles.	Metal Trim	Complies with DCMC
Percentage of Materials			
Front	75% Primary	99% Primary	
Rear	75% Primary	99% Primary	
East Side	75% Primary	99% Primary	
West Side	75% Primary	99% Primary	

Lighting. The required lighting plans are included as Exhibit I. The maximum illumination for the site is 8.0 foot candles with 7.0 foot candles as the maximum illumination for pedestrian areas and 0.2 foot candles the maximum illumination allowed along the property boundaries. The proposed lighting plan for the operational hours exceeds the maximum allowable amounts in a few minor spots. Staff is working with the lighting designer to reduce the intensity of the lighting in those spots, and has included as a suggested condition of approval that revised lighting plans in compliance with ordinance be submitted to planning staff for review and approval prior to the issuance of a building permit.

There are also issues with the after-hours lighting plan meeting ordinance as the way that it is currently proposed does not fully comply with ordinance requirements for the 1/3 reduction in light sources beginning at the end of the operational hours which are not clear, but appear to be presently stated as between 6:00 am and 5:00 pm. Staff has spoken with the lighting designer regarding the intent of the submitted after-hours lighting plan and determined that potential minor adjustments to the plans to clarify and restate the business operational hours as between 5:00 am and 6:00 pm would be sufficient to bring the after hours plan into compliance with ordinance. The staff suggested condition of approval regarding the operational hours plan also includes the needed changes to the after-hours lighting plan. Staff also anticipates that security lighting (motion sensor) may be desired to be incorporated into the site by the applicant. A suggested condition of

approval to this effect has also been included to allow for this to be incorporated into the revised plans if it becomes desired at a future point in time. All other aspects of the proposed exterior lighting comply with the requirements of Chapter 9-20 of the DCMC.

Fencing. The required fencing details and locations are included on the civil site plan and within the additional details of the civil plans (Exhibit F). The fence will be a precast concrete fence and will be 6-feet tall along the western property lines and 8-feet tall on the southern property line adjacent to the parking area and the city park. The proposed fencing complies with the requirements of the DCMC.

Table 6 Fencing Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Fencing Required	Fence Required for Land Use Buffer areas	Fencing included in land use buffer areas only	
Height			
Front	Not required. 4-feet max. height.	none	
Rear	8-feet in height. (Land Use Buffer)	8-feet tall	Taller fence required for Land Use Buffer reduction in width.
East Side	Not required. 6-feet max. height.	none	
West Side	6-feet height. (Land Use Buffer)	6-feet tall	
Material	Masonry, precast concrete, or precast fiber reinforced concrete.	precast concrete	

Proposed Uses: The Conditional Use Permit request from the applicant (Exhibit K) is to allow the building to be utilized for two potential uses listed as conditional in the CG zone. The first requested use is limited manufacturing, and the second is limited wholesale and warehousing. Their respective definitions from section 9-3-040 of the DCMC are as follows:

MANUFACTURING, LIMITED: An establishment engaged in the limited processing, fabrication, assembly and/or packaging of products utilizing processes that:

A. Have no noise, odor, vibration, or other impacts discernible outside a building; and
B. Do not violate any applicable noise ordinance.

WHOLESALE AND WAREHOUSING, LIMITED: An establishment that is engaged in the small scale storage and sale of goods to other businesses for resale, excluding self-storage warehouses, major distribution centers, motor freight terminals, moving and storage firms and similar high volume, high turnover facilities. No outside storage is permitted.

The Specialized Manufacturing company is a local company that predominantly produces custom wiring harnesses and components used in aircraft, automobile, and related electronic industries. Their operations have no noise, odor, vibration, or other impacts that would be discernible outside of the building. The balance of the area they will initially occupy in the building will be their corporate offices and storage space.

The intent is that the additional area on east side of the building would be leasable space for another business or businesses for limited warehousing or wholesaling operations. This model allows for future potential expansion by Specialized Manufacturing into the eastern side of the building as needed.

Anticipated detrimental impacts of the uses could include things like light spillage into surrounding properties and an increase in freight traffic. Mitigation measures included in the proposal include a site design that separates and directs freight traffic to enter from the east and move immediately to the side and behind the building, also that exterior lighting is proposed to be turned off after 6:00 pm.

Criteria For Approval.
The criteria for review and potential approval of a Site Plan request are found in Section 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.

The criteria for review and potential approval of a Conditional Use Permit request are 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.*

The criteria for review and potential approval of a Parking Deviation are found in Section 9-25-090(C)(4) of the DCMC. This section depicts the standard of review of such request as:

a. For commercial, retail, office, and mixed use developments, the planning commission must find that:

(1) Adequate parking will be provided;

(2) The total number of spaces that would otherwise be required for each individual establishment in the development is overly burdensome for the site specific factors of the application;

(3) Estimated trade offs between businesses which are open when others are closed will not overburden the parking provided;

(4) There is an adequate availability of approved on street or shared parking for all associated uses;

(5) Site or use specific conditions or factors do not provide for compliance with the parking calculation used or parking requirements outlined in section 9-25-100, table 9-25-1 of this chapter;

(6) Transportation alternatives, including proximity to transit stations, provide adequate transportation to offset any reduction in parking; and

(7) Any potential for future expansion or addition to the development will have or will provide adequate parking for that expansion or addition;

(8) ADA compliant parking requirements are not proposed for adjustment.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Site Plan, Conditional Use, and Parking Deviation submissions. 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, Conditional Use, and Parking Deviation submissions. 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, Conditional Use and Parking Deviation submissions. 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 submission. Comments from Taylor Geo-Engineering, 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, Conditional Use, and Parking Deviation submissions. Comments from this division, if any, can be found in Exhibit A.

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

Parks and Recreation Division Review. The Draper Parks and Recreation Division 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 recommends that the Planning Commission review the request based on the findings listed below and the criteria for approval, or denial as listed within the staff report. The Planning Commission should also review the request, hear from the applicant, and receive public comment prior to making a decision.

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.
3. That that the applicant provides updated Landscaping plans for review and approval by Planning Staff for compliance with ordinance requirements prior to approval and issuance of the building permit.
4. That if the overhead power line along the front of the property is not removed, that the proposed street trees beneath the power line must be replaced with a species from the city approved list for use under power lines.
5. That proof of UDOT approval for access onto 12300 South must be provided to staff prior to issuance of a land disturbance permit or building permit. Development of the frontage must also comply with any requirements imposed by UDOT.
6. That revised architectural plans and elevations be submitted detailing the necessary additional screening of the rooftop mechanical systems for review and approval by planning staff prior to review and issuance of the building permit.
7. That revised lighting plans in compliance with the requirements of the DCMC be submitted to planning staff for review and approval prior to the issuance of a building permit.
8. That all exterior lighting shall be turned off between the hours of 6:00 pm

and 5:00 am.

9. That a separate security lighting plan in compliance with the requirements for security lighting found in Chapter 9-20 of the DCMC can be approval by planning staff for the site should the property owner desire to add security lighting to the site.

MODEL MOTIONS

Parking Deviation

Sample Motion for Approval – I move that we approve the Parking Deviation, as requested by Robert Simons, representing Concord Properties, application 2025-0219-VAR, based on the findings for approval listed in the Staff Report dated October 16, 2025.

Findings for Approval:

1. Adequate parking will be provided.
2. The total number of spaces otherwise required would be overly burdensome to individual establishments in the development.
3. Site or use specific conditions or factors do not provide for compliance with the parking requirements of the DCMC.
4. Potential for future expansion or addition to the development will have adequate parking for the expansion or addition.
5. ADA compliant parking requirements are not proposed for adjustment.

Sample Motion for Modified Approval – I move that we approve the Parking Deviation, as requested by Robert Simons, representing Concord Properties, application 2025-0219-VAR, based on the findings for approval listed in the Staff Report dated October 16, 2025, and as modified by the following additional findings:

1. (List any additional findings…)

Sample Motion for Denial – I move that we deny the Parking Deviation, as requested by Robert Simons, representing Concord Properties, application 2025-0219-VAR, based on the findings for denial listed in the Staff Report dated October 16, 2025.

Findings for Denial:

1. Adequate parking will not be provided.
2. The total number of spaces otherwise required would not be overly burdensome to individual establishments in the development.
3. Site or use specific conditions or factors do not affect compliance with the parking requirements of the DCMC.
4. The potential for future expansion or addition to the development will not have adequate parking for the expansion or addition.

Site Plan

Sample Motion for Approval – I move that we approve the Site Plan, as requested by Robert Simons, representing Concord Properties for the Specialized Manufacturing Site, application 2025-0123-SP, based on the findings for approval and subject to the conditions listed in the Staff Report dated October 16, 2025.

Findings for Approval:

1. The proposal represents development of the entire site at one time.
2. With the imposed conditions, the site plan conforms to applicable standards set forth in Title 9 of the DCMC, 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 the DCMC, including traffic, storm water drainage, and utilities concerns.

Sample Motion for Modified Approval – I move that we approve the Site Plan, as requested by Robert Simons, representing Concord Properties for the Specialized Manufacturing site, application 2025-0123-SP, based on the findings for approval and subject to the conditions listed in the Staff Report dated October 16, 2025, and as modified by the following additional findings or conditions:

1. (List any additional findings or conditions…)

Sample Motion for Denial – I move that we deny the Site Plan, as requested by Robert Simons, representing Concord Properties for the Specialized Manufacturing site, application 2025-0123-SP, based on the findings for approval and subject to the conditions listed in the Staff Report dated October 16, 2025.

Findings for Denial:

1. The site plan does not conform to one or more applicable standards set forth in Title 9 of the DCMC, including but not limited to, building heights, setbacks, access points, parking, landscaping, or building materials.
2. The proposed development plans do not meet the intent, goals, and objectives of the general plan or 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 all engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of the DCMC, including traffic, storm water drainage, or utility concerns.

Conditional Use Permit

Sample Motion for Approval – I move that we approve the Conditional Use Permit, as requested by Robert Simons, representing Concord Properties for the Limited Manufacturing and Limited Wholesale and Warehousing Uses, application 2025-0079-USE, based on the findings for approval and subject to the conditions listed in the Staff Report dated October 16, 2025.

Findings for Approval:

1. The proposal complies with the standards for approval found in DCMC Section 9-5-080(E) and potential negative impacts are mitigated through the imposition of reasonable conditions.

Sample Motion for Modified Approval - I move that we approve the Conditional Use Permit, as requested by Robert Simons, representing Concord Properties for the Limited Manufacturing and Limited Wholesale and Warehousing Uses, application 2025-0079-USE, based on the findings for approval and subject to the conditions listed in the Staff Report dated October 16, 2025, and as modified by the following additional findings or conditions:

1. (List any additional findings or conditions…)

Sample Motion for Denial – I move that we deny the Conditional Use Permit, as requested by Robert Simons, representing Concord Properties for the Limited Manufacturing and Limited Wholesale and Warehousing Uses, application 2025-0079-USE, based on the findings for denial listed in the Staff Report dated October 16, 2025.

Findings for Denial:

1. The proposal does not comply with all standards for approval found in DCMC Section 9-5-080(E) and potential negative impacts are not able to be sufficiently mitigated through the imposition of reasonable conditions.

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Draper City Public Works Department

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: 2025.10.16 09:13:32-06'00'

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: 2025.10.17 10:47:40-06'00'

Draper City Fire Department

Draper City Legal Counsel

Matthew Symes
Digitally signed by Matthew Symes
DN: C=US, E=matt.symes@draperutah.gov, O=Draper City Corp., CN=Matthew Symes
Date: 2025.10.17 06:32:40-06'00'

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. Resubmittal Required
2. Provide UDOT approval for access onto 12300 South.
3. Retaining walls are to comply with DCMC 9-27-085. Retaining walls are not reviewed or approved with this review and approval process. Informational comment – no additional action is required prior to site approval.
4. 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 additional action is required prior to site approval.
5. Any work in the public right-of-way will require an Encroachment Permit obtained through the Engineering Division. Work within 12300 South, back of curb to back of curb, will also require a permit from UDOT. Informational comment – no additional action is required prior to site approval.
6. Draper City requires the engineer of record to provide the site as-built drawings, detention/retention basin(s) volume certification(s), and site grading and drainage certification letter after site construction is complete. Informational comment – no additional action is required prior to site approval.
7. Per the general permit requirements for Small Municipal Separate Storm Sewer Systems (MS4s), UPDES permit part 4.2.5.1.2 requires all development to retain onsite runoff (WQV) from initial storm events (80th percentile rainfall event). In Draper City, this requirement is for all storms to 0.43 inches in depth.
8. Commercial drive-approach required, including thickening of the sidewalk at site entrance. See Draper City Standard Detail ST-07/08.: Maximum width of access is 36 feet, per DCMC 9-25-080(C). (Combined eastern access is acceptable.)
9. Water comments 2.0: Fire hydrant laterals required to be DIP p/DC standard.

Three existing water services that need to be abandoned at the main are missing from the demolition plan.

Building Division Review.

1. Will verify accessible parking stalls widths at building plan review for compliance with minimum width requirements. ADA stalls must comply with code requirements.

Geotechnical and Geologic Hazards Review.

1. Geotechnical engineering submittal complete.
2. See approved review letter for recommendation and conditions.

Fire Division Review.

1. **Fire Department Access is required.** An unobstructed minimum road width of twenty-six (26) feet exclusive of the shoulders and a minimum height of thirteen (13) feet six (6) 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 (28) feet. There shall be a maximum grade of 10%. Grades may be checked prior to building permits being issued.
2. **Fire Hydrants are required.** Hydrants are required for this project. They shall be protected with bollards if susceptible to vehicle damage. Based on the square footage of this building the code states that it will need 6 hydrants with fire sprinklers that can be reduced to three. The required fire flow for the building is 5250gpm and with a 50% reduction for fire sprinklers the fire flow would then be 2625gpm. One of the hydrants will need to be located to be with 100 feet of the Fire Department Connection.
3. **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.
4. **Utilities.** All utilities including Fire hydrants within the required width of fire apparatus access roads shall be installed prior to introducing combustible materials to a site or commencing vertical construction. Any excavation in the required fire department access roadway after combustible materials are on site shall be performed in a manner to maintain access to the site and shall be coordinated with the Fire Marshal. Combustible material shall not be placed in any way that will impede fire apparatus access to any site.

5. **Site Access Required During Construction.** Prior to and throughout construction a form of acceptable temporary Fire Department Access to the site shall be installed this includes turn arounds. The required access for fire apparatus access shall have a base material capable of supporting a 75,000lbs vehicle, during most-weather conditions, installed and compacted to 95% relative compaction at a minimum of 26 feet wide. There shall be no parking of construction vehicles, sub-contractor vehicles within the required fire access they shall be parked on the non-hydrant side of the road to allow for emergency vehicles to still access the project. 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.
6. **Access and Fire Protection During Construction** All buildings under construction shall meet the requirements of IFC Chapter 33, Fire Safety During Construction and Demolition as well as all of the sections detailed in this document.
7. **IFC SECTION 3310 ACCESS FOR FIRE FIGHTING DURING CONSTRUCTION**
   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.
   - ❖ 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 available 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.
8. IFC 3315.1 Completion before Occupancy. In buildings where an automatic sprinkler system is required by this code or the IBC, it shall be unlawful to occupy any portion of a building or structure until the automatic sprinkler system installation has been tested and approved except as provided in section 105.3.4 of the IFC.

9. **IFC 3315.2 Operation of Valves.** Operation of sprinkler control valves shall be allowed only by properly authorized personnel and shall be accompanied by notification of duly designated parties. Where the sprinkler protection is being regularly turned off and on facilitate connection of newly completed segments, the sprinkler control valves shall be checked at the end of each work period to ascertain that protection is in service.
10. **IFC 3316.1** Structures under construction, alteration or demolition shall be provided with not less than one approved portable fire extinguisher in accordance with Section 906 and sized for not less than ordinary hazard as follows: 1. At each stairway on all floor levels where combustible materials have accumulated. 2. In every storage and construction shed. 3. Additional portable fire extinguishers shall be provided where special hazards exist including, but not limited to, the storage and use of flammable and combustible liquids.
11. **IFC 3313.1** An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible building materials arrive on the site, on commencement of vertical combustible construction and on installation of a standpipe system in buildings under construction
12. **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.
13. **Fire Department Connection Location.** The FDC shall be on the North side of the building and shall be located and arranged so that hose lines can be readily and conveniently attached to the inlets without interference from any nearby objects including but not limited to buildings, fences, posts, and landscaping.
14. **Fire Sprinklers Required.** A deferred submittal for a NFPA 13 fire sprinkler shop drawings are to be sent via email to: 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. (There needs to be a hydrant with-in a 100 feet of the FDC.) FDC is required to have KNOX Locking Caps. ALL FIRE PROTECTION PLANS REQUIRE 3rd PARTY REVIEW PRIOR TO BE SUBMITTED TO THE DRAPER FIRE DEPARTMENT.
15. Standpipes May Be Required. This building may be required to have standpipes. This standpipe will be required to be pressure tested and a Contractor Certificate of Completion will be required to be filled out.
16. Fire Alarm Required. A deferred submittal for fire alarm shop drawings are to be sent via email to the following to: 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.

17. **Emergency Responder Radio Coverage Required.** Emergency responder radio coverage shall be provided in accordance with the IFC 510. Before a Fire Safety Codes Release (Certificate of Occupancy) is issued, compliance with International Fire Code Section 510 is required by means of an Emergency Responder Radio Coverage System (ERRCS) installed, tested, and accepted OR through field testing by a FCC licensed radio contractor to verify that an ERRCS is not warranted. A critical element to compliance with this standard is preliminary testing once the building is dried-in.
18. **Knox Boxes Required.** Fire Department "Knox Brand" lock box to be mounted to exterior walls, near the main entrance and/or nearest the door serving the exterior access to the fire sprinkler riser room. (At a height of 5 feet to the top of the box) Lock box purchase can be arranged by the General Contractor.
19. **2A-10BC Fire Extinguishers required.** The extinguisher needs to be a serviceable type meaning metal head and metal neck. Extinguishers need to be located in a conspicuous location where they will be readily accessible and immediately available for use. Placed every 75 feet of travel. If in cabinet or not the extinguisher or cabinet needs to be mounted so that the top is not more than five (5) feet above the floor.
20. **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.

GIS Division.

1. No additional comments

Parks & Recreation Division.

1. No additional comments

EXHIBIT B
VICINITY MAP

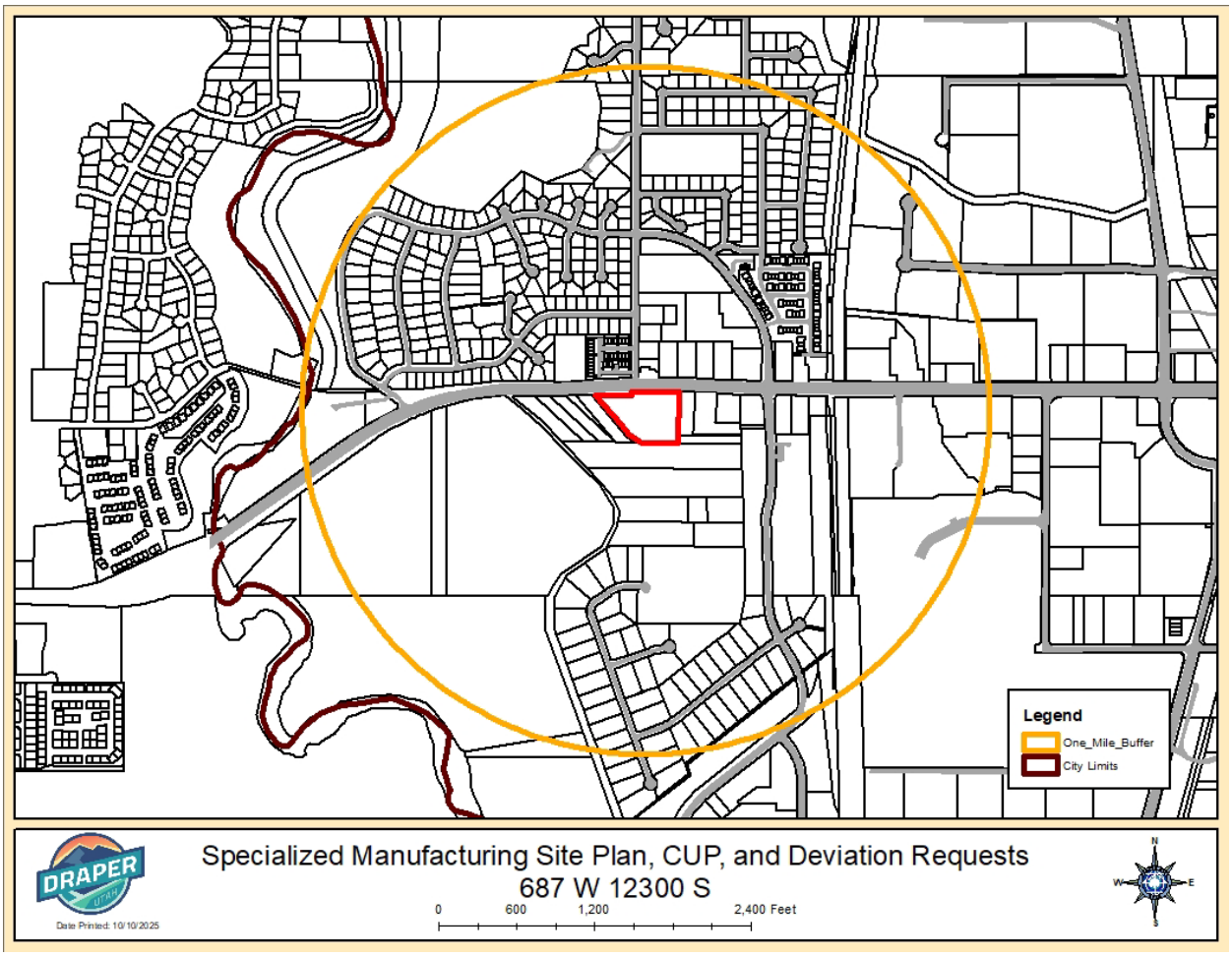


EXHIBIT C
AERIAL MAP



EXHIBIT D
LAND USE MAP

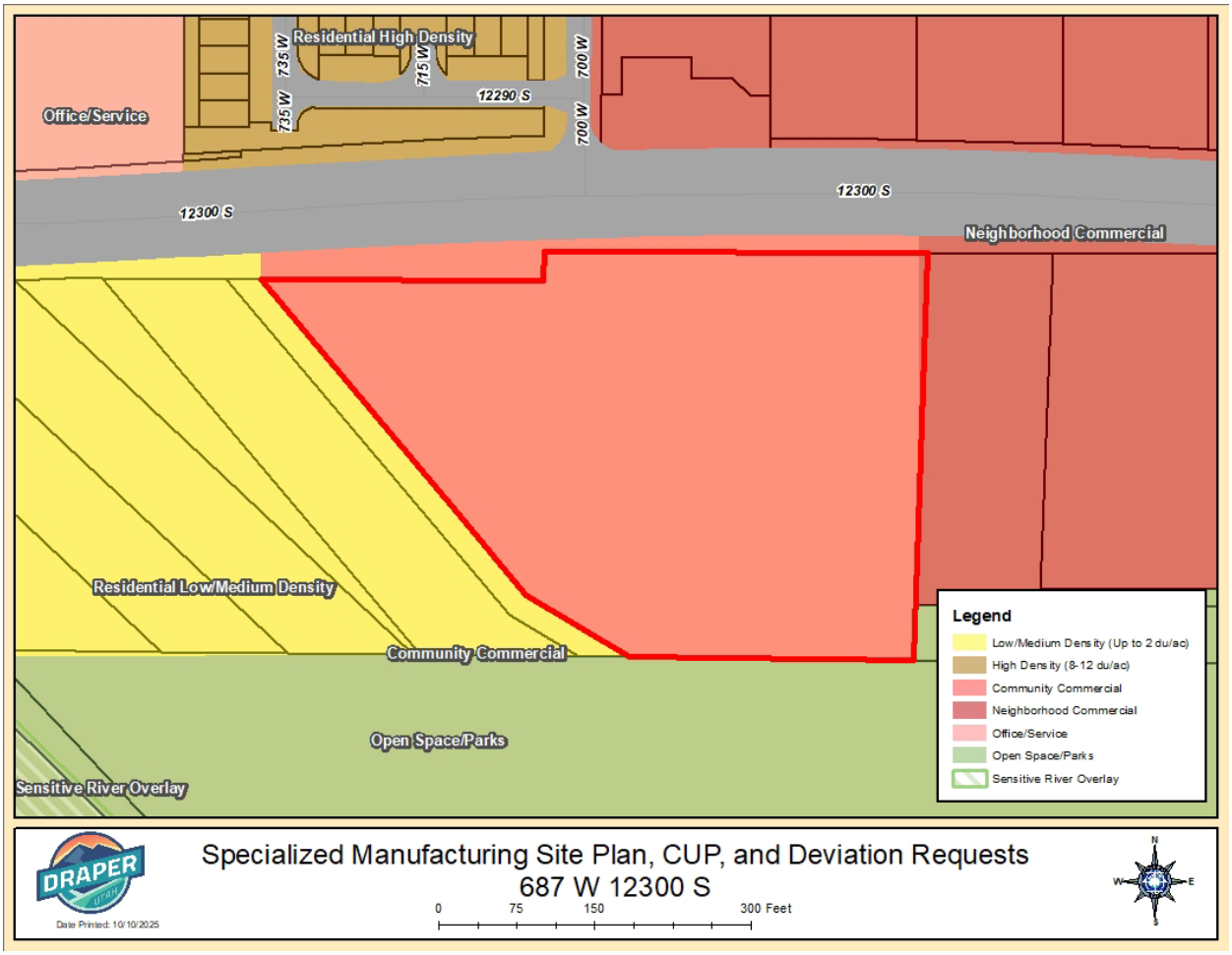


EXHIBIT E
ZONING MAP

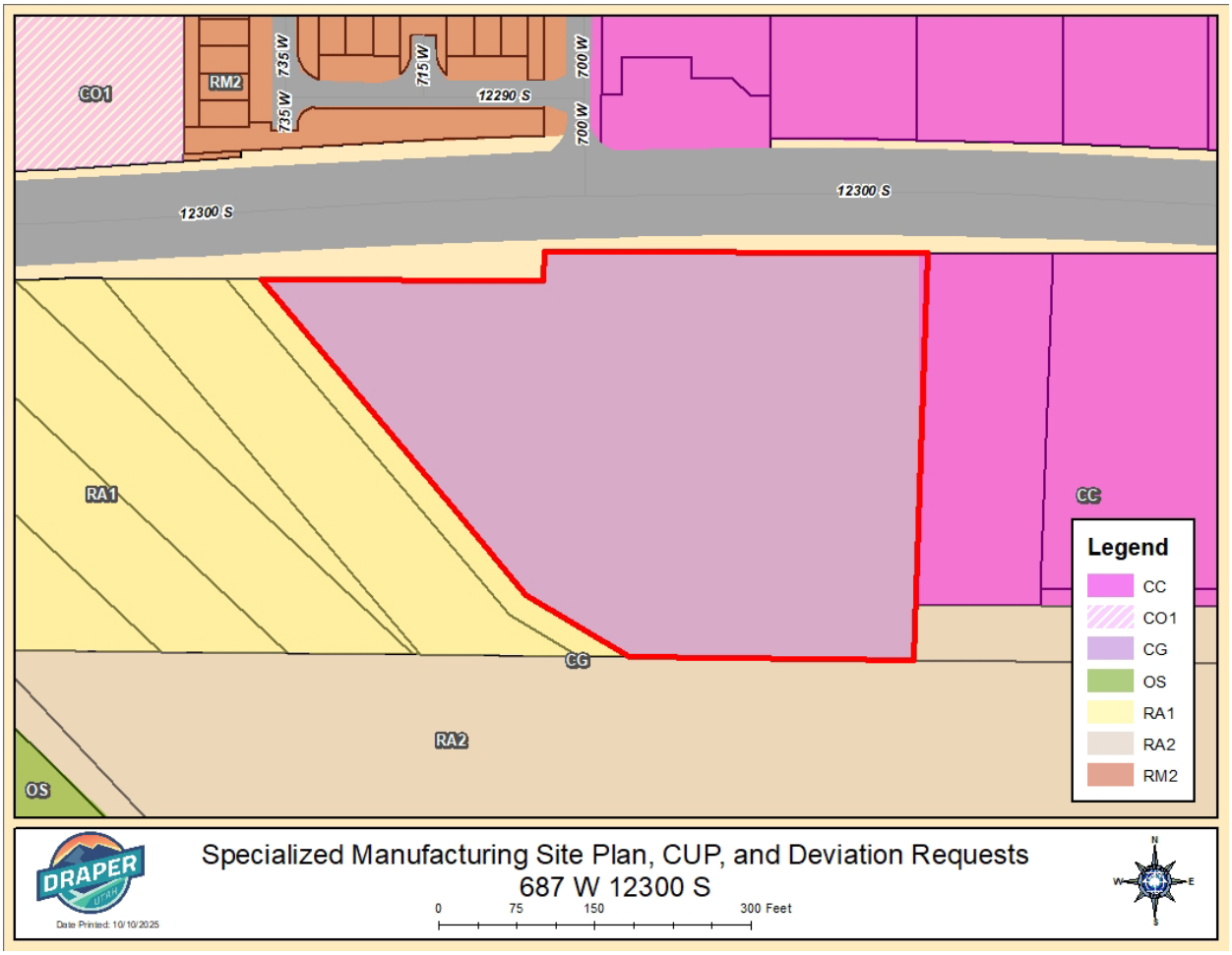
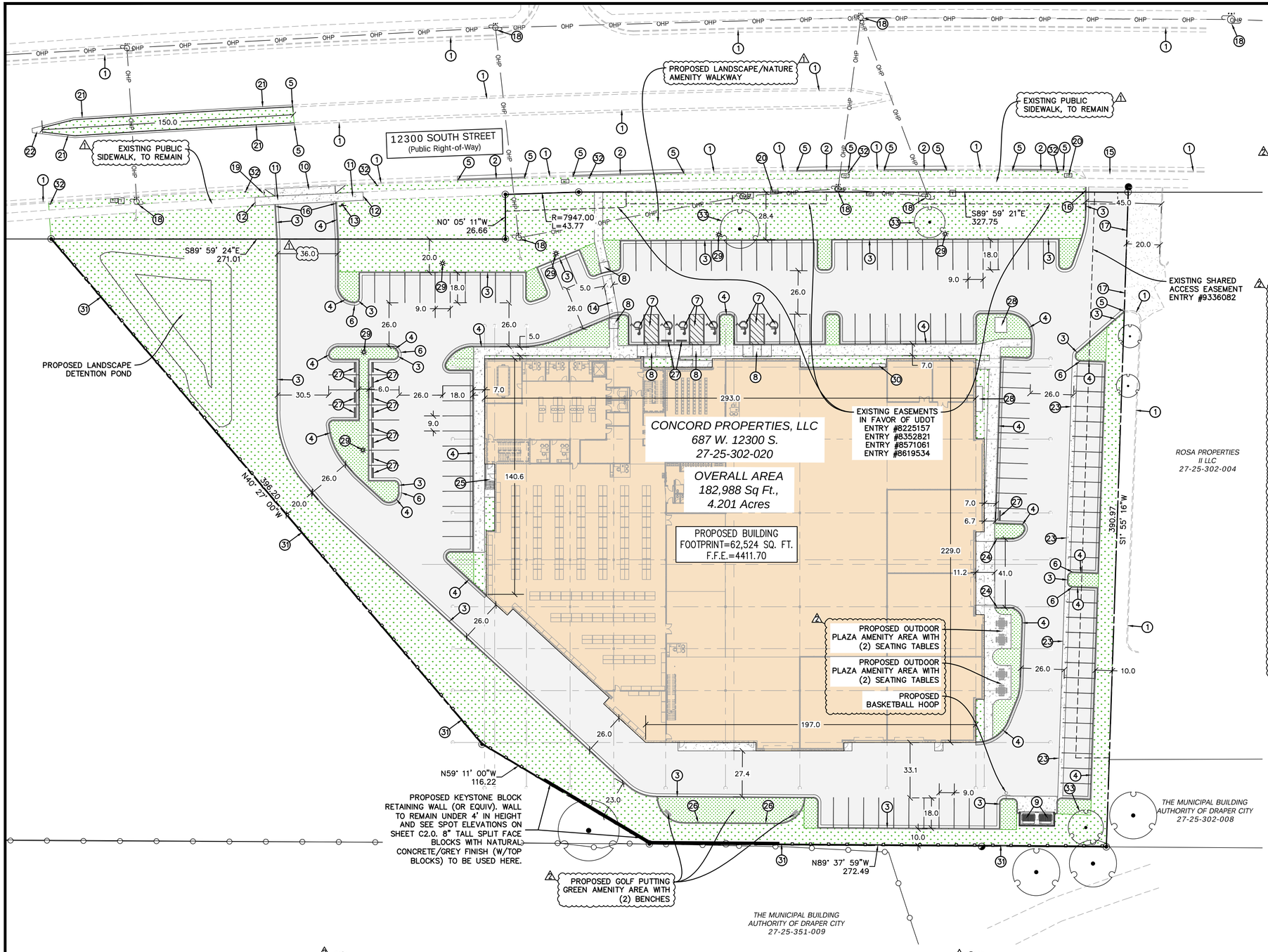


EXHIBIT F
CIVIL SITE PLAN AND DETAILS



UDOT SIGHT TRIANGLES:
PER AASHTO STANDARDS (45 MPH), A RIGHT TURN SIGHT DISTANCE TRIANGLE OF 430' AND A LEFT TURN SIGHT DISTANCE TRIANGLE OF 560' WILL BE USED. THIS IS TAKEN FROM 14.5' BEHIND SIDEWALK AND ENDS AT THE FIRST RECEIVING LANE HEADED SOUTHBOUND. THERE SHALL NOT BE ANY OBJECTS TALLER THAN 3.5' INSIDE THE SIGHT TRIANGLE. SEE "UDOT SITE EXHIBIT" SHEET FOR ADDITIONAL DETAILS.

⚠4 **SITE AMENITIES:**
TO MEET CITY CODE REQUIREMENTS, A NUMBER OF SITE AMENITIES ARE PROVIDED ON THE SITE. THIS INCLUDES: TWO SEPARATE OUTDOOR PLAZA/BREAK AREAS, A GOLF PUTTING GREEN WITH BENCHES, AND A BASKETBALL HOOP. THE LOCATION OF THESE AMENITIES ARE SHOWN ON THE CIVIL SITE PLAN BUT ADDITIONAL DETAILS CAN BE FOUND ON THE LANDSCAPE PLAN SET.

N

0 30 60 90

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND.

SHEET LEGEND

BLOCK RETAINING WALL

P/L SCREENING FENCE

⚠4

LOT AREAS:

		SQ. FT.	/	ACRES.
LOT		182,988	/	4.201
	BUILDING FOOTPRINT	62,524	/	1.435
	ASPHALT	61,125	/	1.403
	TOTAL LANDSCAPING	46,143	/	1.059
	PARKING LANDSCAPING	5,368	/	0.123
	REMAINING LANDSCAPING	40,775	/	0.936
	CONCRETE	13,196	/	0.303

LOT LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
PARKING AREA	63,107	7.0% OF PARKING AREA
PARKING AREA LANDSCAPING	5,368	4,417 SQ. FT. REQ'D
TOTAL LANDSCAPING PROVIDED	46,143	20% REQ'D (25.22% PROV'D)
		36,598 SQ. FT. REQ'D

NOTES:
1. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS).

PARKING REQUIREMENTS:

		SQ. FT.		CITY REQ'T
LVL 1	MANUFACTURING	62,524	62.5	1 PER 1,000 SQ. FT.
LVL 2	MANUFACTURING	22,343	22.3	1 PER 1,000 SQ. FT.
TOTAL REQUIRED		85		
TOTAL PROVIDED		135		
	ACCESSIBLE SPACES	6		(5 REQ'D 101 TO 150)
	VAN ACESSIBLE	6		

NOTES:
1. SITE PARKING STUDY CONDUCTED BY TRANSPORTATION ENGINEER FOR SITE PARKING COUNT TO EXCEED MAXIMUM PARKING STALLS REQUIRED BY CITY CODE.

SITE PLAN NOTES:

1. EXISTING CURB & GUTTER.
2. PROPOSED 30" TYPE B1 CURB & GUTTER PER UDOT STANDARD PLAN GW-2A. CONTRACTOR TO ALSO FOLLOW UDOT STANDARD PLAN CB-1 FOR CURB & GUTTER INSTALLATION AROUND EXISTING INLET. SEE SHEET C5.2 FOR DETAILS.
3. PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.0.
4. PROPOSED 24" REV. PAN CURB & GUTTER. SEE DETAIL 3/C4.0.
5. SAWCUT EXISTING CURB & GUTTER TO PROVIDE A SMOOTH EDGE FOR PROPOSED CURB & GUTTER TO MATCH INTO.
6. CONTRACTOR TO PROVIDE A SMOOTH TRANSITION BETWEEN REV. PAN CURB & GUTTER AND CURB & GUTTER.
7. PROPOSED ADA PARKING STALL AND ADA SIGN. ALL ADA STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAILS 13/C4.0 & 14/C4.0.
8. ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAILS 4/C4.0 & 5/C4.0.
9. PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS (SHEET G-011).
10. PROPOSED DRIVE APPROACH TO BE INSTALLED PER UDOT STANDARD DRAWING GW-3A. PROPOSED SIDEWALK CROSSING DRIVE APPROACH TO BE THICKENED PER UDOT STANDARD DRAWINGS GW-3A AND PA-3. SEE SHEET C5.2 FOR DETAILS.
11. PROPOSED 5' SIDEWALK TO BE INSTALLED UDOT STANDARD DRAWING PA-3. SIDEWALK CROSSING DRIVE APPROACH TO BE THICKENED PER UDOT STANDARDS. SEE SHEET C5.2 FOR DETAILS.
12. SAWCUT EXISTING SIDEWALK TO PROVIDE A SMOOTH EDGE FOR PROPOSED SIDEWALK TO MATCH INTO.
13. PROPOSED "NO LEFT TURN" SIGN PER MUTCD R3-2.



14. PROPOSED 5' CONCRETE PEDESTRIAN CROSSWALK. CROSSWALK TO BE CONSTRUCTED PER APWA 231 (CONDITION CROSSING DRIVE AISLE).
15. EXISTING SHARED DRIVE APPROACH.
16. CONTRACTOR TO TAPER CURB & GUTTER TO MATCH INTO ADJACENT SIDEWALK IN UDOT ROW.
17. SAWCUT EXISTING ASPHALT TO PROVIDE A SMOOTH EDGE FOR PROPOSED ASPHALT TO MATCH INTO.
18. EXISTING POWER POLES AND OVERHEAD POWER LINES.
19. EXISTING SPEED LIMIT SIGN (45 MPH).
20. EXISTING ELECTRICAL PEDESTAL.
21. PROPOSED TYPE M2 CURB PER UDOT STD. GW 2A. SEE SHEET C2.0 FOR ELEVATIONS AND C5.2 FOR DETAILS.
22. PROPOSED TYPE M2 CURB PLOWABLE END SECTION PER UDOT STD. GW 1B. OBJECT MARKER ON EXISTING PLOWABLE END SECTION TO EITHER BE RELOCATED OR A NEW ONE INSTALLED ON NEW END SECTION. SEE SHEET C5.2 FOR DETAILS.
23. PROPOSED 3' WIDE ROLL GUTTER. SEE DETAIL 6/C4.0.
24. TAPER CURB TO ASPHALT. SEE DETAIL 11/C4.0.
29. PROPOSED STAIRS. SEE ARCHITECTURAL PLANS FOR DETAILS (SHEET A-571).
26. PROPOSED 6" TALL (EXPOSED) CURB WALL. SEE SPOT ELEVATIONS ON SHEET C2.0 AND 2/C4.0 FOR DETAILS.
27. PROPOSED WHEEL STOP (TYP.).
28. PROPOSED TRANSFORMER PAD AND ELECTRICAL GEAR LOCATION.
29. PROPOSED SITE LIGHTING. SEE SITE ELECTRICAL PLANS FOR DETAILS.
30. PROPOSED GAS METER LOCATION.
31. PROPOSED PRECAST SCREENING WALL TO BE INSTALLED ALONG WEST AND SOUTH PROPERTY LINES. MINIMUM WALL HEIGHT ALONG SOUTH PROPERTY LINE IS 8'. MINIMUM WALL HEIGHT ALONG WEST PROPERTY LINE IS 6'. SEE DETAIL 16/C4.0 FOR SCREENING WALL PATTERN AND COLORS.
32. PROPOSED "NO PARKING" SIGNS TO BE INSTALLED 1' BEHIND BACK OF CURB ALONG 12300 SOUTH STREET.
33. EXISTING TREE, TO REMAIN AND BE PROTECTED IN PLACE.

NO.	REVISIONS	BY	DATE
1.	CITY & JRD COMMENTS	NJR	07/17/25
2.	CITY & UDOT COMMENTS	NJR	08/29/25

DESIGNER: SDT PROJECT ENGINEER: SDT

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

SPECIALIZED MANUFACTURING
687 WEST 12300 SOUTH, DRAPER, UTAH

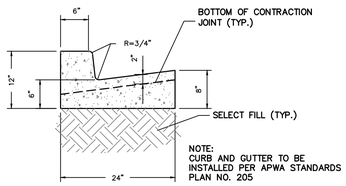
SITE PLAN

LICENSED PROFESSIONAL ENGINEER SCOTT D. THORSEN No. 354291 STATE OF UTAH

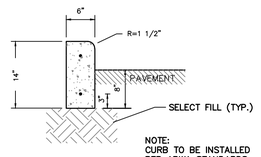
CALL BEFORE YOU DIG BLUE STAKES 1 800 662 4111

SHEET NO. C1.0

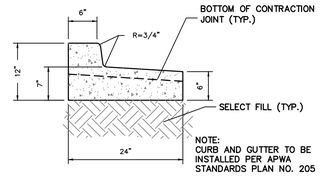
PROJECT ID	DATE:
E25-064	06/03/25
FILE NAME: PRJ-DSM	SCALE: 1"=30'



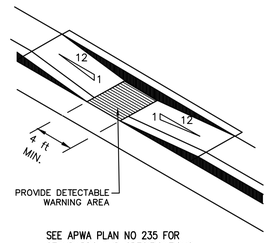
1 | 24" CURB & GUTTER
N.T.S.



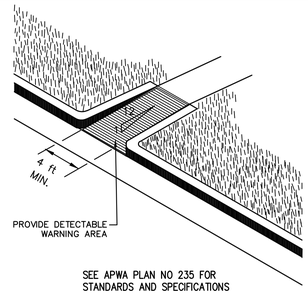
2 | 6" CURB WALL
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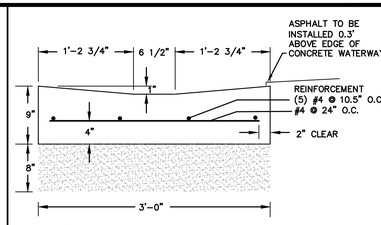
3 | 24" REVERSE PAN CURB & GUTTER
N.T.S.



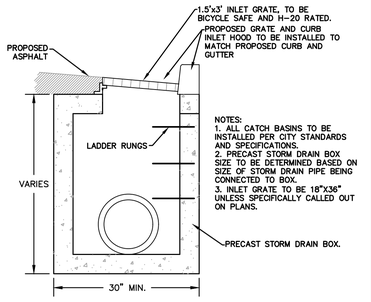
4 | ADA RAMP
N.T.S.



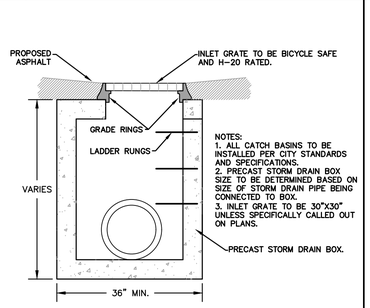
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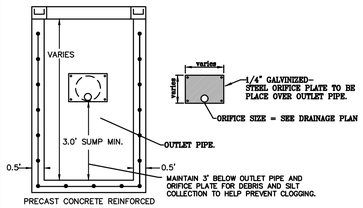
6 | 3'-0" ROLL GUTTER
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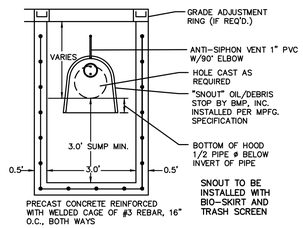
7 | STANDARD STORM DRAIN CURB INLET BOX
N.T.S.



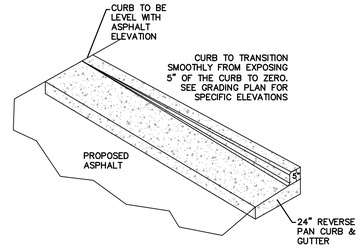
8 | STANDARD STORM DRAIN INLET BOX
N.T.S.



9 | ORIFICE PLATE
N.T.S.

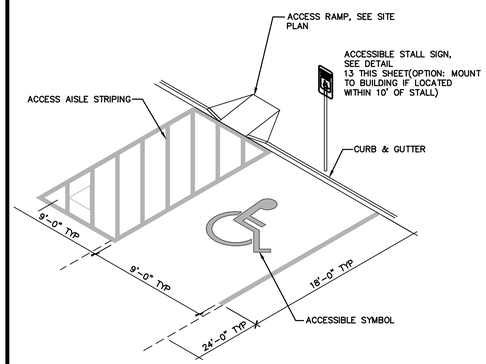


10 | SNOUT OIL & DEBRIS STOP
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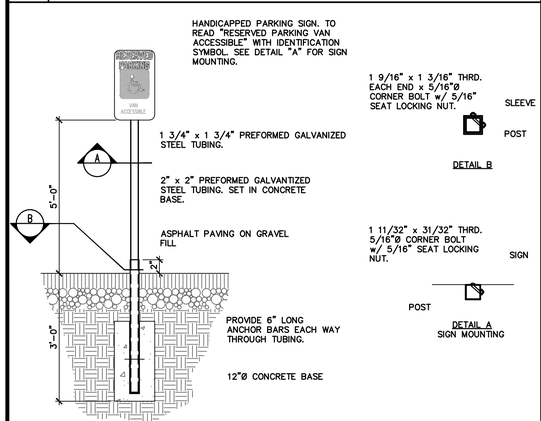


11 | TAPER CURB TO ASPHALT (TYP)
N.T.S.

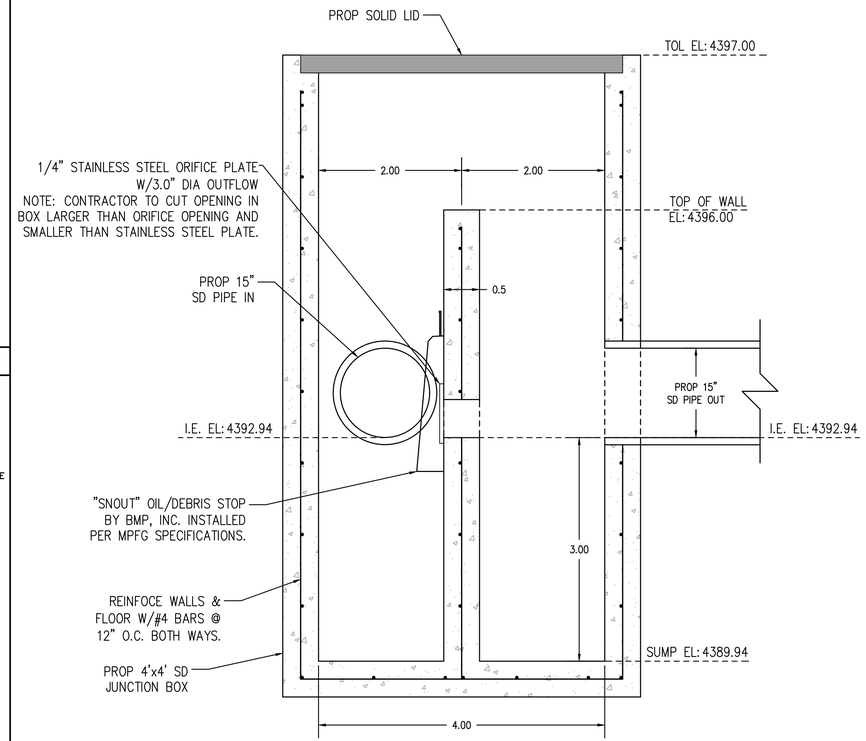
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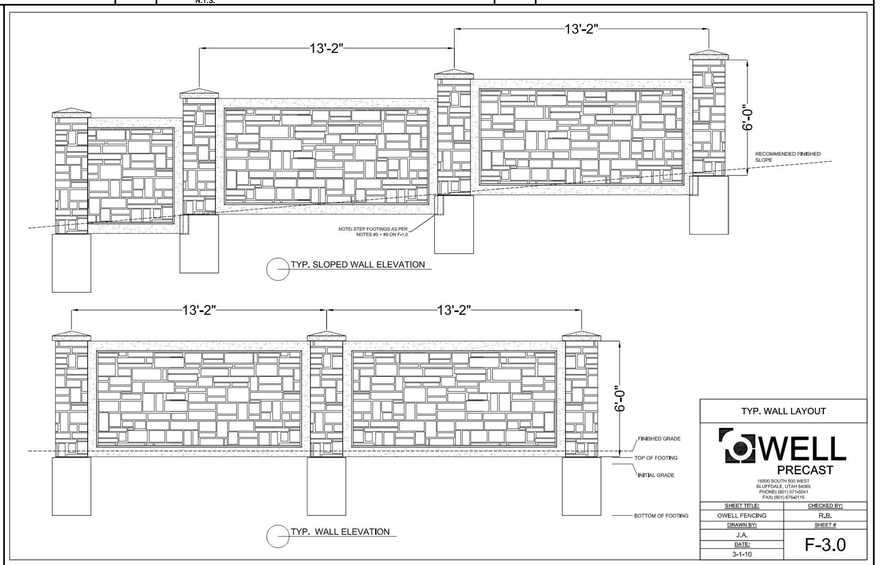
13 | ACCESSIBLE PARKING STALL
N.T.S. ⚠



14 | HANDICAPPED PARKING SIGN
N.T.S. ⚠



15 | OUTLET STRUCTURE
N.T.S. ⚠



16 | PROPERTY LINE SCREENING WALL
N.T.S. ⚠

NO	REVISIONS	BY	DATE
1	CITY & JBID COMMENTS	NJR	07/17/25
2	CITY & UDOT COMMENTS	NJR	08/29/25

DESIGNER: SDT
PROJECT ENGINEER: SDT

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

SPECIALIZED MANUFACTURING
687 WEST 12300 SOUTH, DRAPER, UTAH
DETAIL SHEET

PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
LICENSED
STATE OF UTAH

CALL BEFORE YOU DIG!
IT'S THE LAW
BLUE STAKES 1 800 662 4111

SHEET NO.
C4.0

PROJECT ID	DATE:
E25-064	06/03/25
FILE NAME: PRJ-DSM	SCALE:

12300 SOUTH STREET
(PUBLIC RIGHT-OF-WAY)

PROPOSED BUILDING
FOOTPRINT=62,524 SQ. FT.
F.F.E.=4411.70

N

0 30 60 90

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND.

NO	REVISIONS	BY	DATE
1	CITY & JBID COMMENTS	NJR	07/17/25
2	CITY & UDOT COMMENTS	NJR	08/29/25

DESIGNER: SDT PROJECT ENGINEER: SDT

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

SPECIALIZED MANUFACTURING

687 WEST 12300 SOUTH, DRAPER, UTAH

TRUCK TURNING SITE EXHIBIT

LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

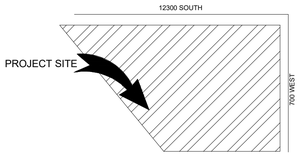
CALL BEFORE YOU DIG
IT'S THE LAW
BLUE STAKES 1 800 662 4111

SHEET NO.
EXH2

PROJECT ID	DATE:
E25-064	06/03/25
FILE NAME: PRJ-DSM	SCALE: 1"=30'

EXHIBIT G
LANDSCAPE AND IRRIGATION PLANS

VICINITY MAP





ISSUE DATE	PROJECT NUMBER
9/5/2025	UT25029

NO.	REVISION	DATE
1	CITY COMMENTS	07-16-2025
2	CITY COMMENTS	08-28-2025
3		
4		
5		
6		
7		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 05/28/25

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 15' 30' 60' 120'
GRAPHIC SCALE: 1" = 30'

PROJECT INFORMATION

SPECIALIZED MANUFACTURING
687 W. 12300 S.
DRAPER, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

OWNER NAME: CONCORD PROPERTIES, LLC
ATT: KEITH@AEURBIA.COM
801-746-0456
KEITH@AEURBIA.COM

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5501
9/5/2025
STATE OF UTAH

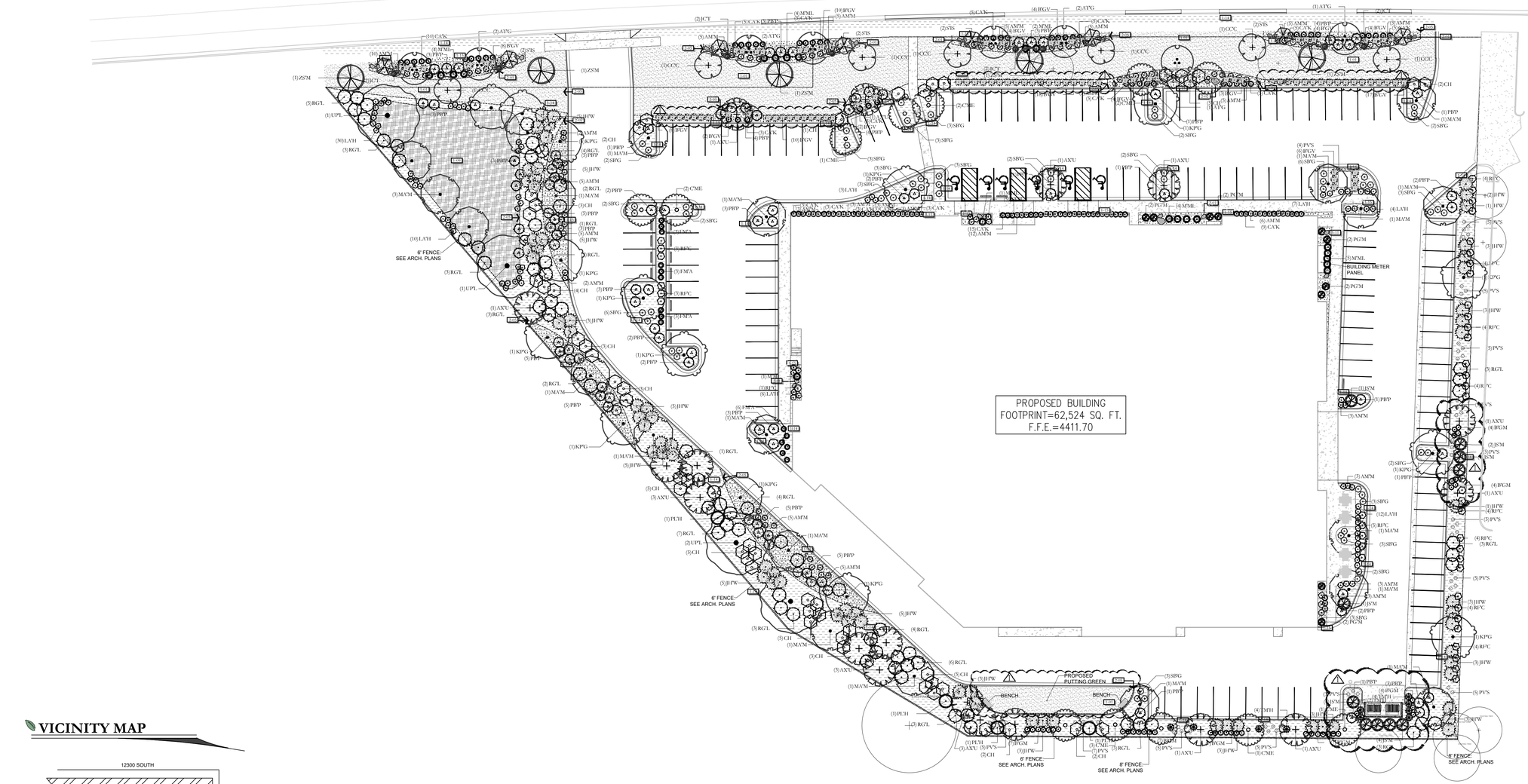
DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	9/5/2025

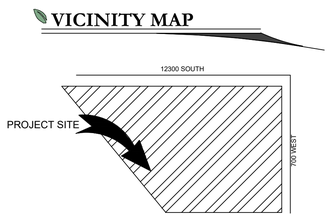
COLOR ILLUSTRATION

CITY PERMIT SET

LP-COLOR



VICINITY MAP



ISSUE DATE	PROJECT NUMBER
9/5/2025	UT25029

NO.	REVISION	DATE
1	CITY COMMENTS	07-16-2025
2	CITY COMMENTS	08-28-2025
3		
4		
5		
6		
7		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 05/28/25

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 15' 30' 60' 120'
GRAPHIC SCALE: 1" = 30'

PROJECT INFORMATION

SPECIALIZED MANUFACTURING
687 W. 12300 S.
DRAPER, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

OWNER NAME: CONCORD PROPERTIES, LLC
ATT: KEITH@AEURBIA.COM
801-746-0456
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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
9085811-5301
9/5/2025
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	9/5/2025

LANDSCAPE OVERALL PLAN

CITY PERMIT SET

LP-100

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

A. THIS SECTION INCLUDES LANDSCAPE PROCEDURES FOR THE PROJECT INCLUDING ALL LABOR, MATERIALS, AND INSTALLATION NECESSARY, BUT NOT LIMITED TO, THE FOLLOWING:

1. SITE CONDITIONS
2. GUARANTEES
3. MAINTENANCE
4. SOIL AMENDMENTS
5. FINE GRADING
6. LANDSCAPE EDGING
7. FURNISH AND INSTALLING PLANT
8. TURF PLANTING
9. WEED BARRIER

1.2 SITE CONDITIONS

A. EXAMINATION: BEFORE SUBMITTING A BID, EACH CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS; SHALL VISIT THE SITE OF THE WORK; SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS; AND SHALL INCLUDE IN THE BID THE COST OF ALL ITEMS REQUIRED BY THE CONTRACT DOCUMENTS ARE AT A VARIANCE WITH THE APPLICABLE LAWS, BUILDING CODES, RULES, REGULATIONS, OR CONTAIN OBVIOUS ERRONEOUS OR UNCOORDINATED INFORMATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT REPRESENTATIVE AND THE NECESSARY CHANGES SHALL BE ACCOMPLISHED BY ADDENDUM.

B. PROTECTION: CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER TO PROTECT ALL EXISTING UNDERGROUND UTILITIES OR STRUCTURES. CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED UTILITY OR STRUCTURE USING IDENTICAL MATERIALS TO MATCH EXISTING AT NO EXPENSE TO THE OWNER.

C. IRRIGATION SYSTEM: DO NOT BEGIN PLANTING UNTIL THE IRRIGATION SYSTEM IS COMPLETELY INSTALLED, IS ADJUSTED FOR FULL COVERAGE AND IS COMPLETELY OPERATIONAL.

1.3 PERMITS

A. BLUE STAKE/ DIG LINE: WHEN DIGGING IS REQUIRED, "BLUE STAKE" OR "DIG LINE" THE WORK SITE AND IDENTIFY THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES OR STRUCTURES.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. UNAUTHORIZED SUBSTITUTIONS WILL NOT BE ACCEPTED. IF PROOF IS SUBMITTED THAT SPECIFIC PLANTS OR PLANT SIZES ARE UNOBTAINABLE, WRITTEN SUBSTITUTION REQUESTS WILL BE CONSIDERED FOR THE NEAREST EQUIVALENT PLANT OR SIZE. ALL SUBSTITUTION REQUESTS MUST BE MADE IN WRITING AND PREFERABLY BEFORE THE BID DUE DATE.

1.5 FINAL INSPECTION

A. ALL PLANTS WILL BE INSPECTED AT THE TIME OF FINAL INSPECTION PRIOR TO RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION FOR CONFORMANCE TO SPECIFIED PLANTING PROCEDURES, AND FOR GENERAL APPEARANCE AND VITALITY. ANY PLANT NOT APPROVED BY THE PROJECT REPRESENTATIVE WILL BE REJECTED AND REPLACED IMMEDIATELY.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A SUBSTANTIAL COMPLETION CERTIFICATE WILL ONLY BE ISSUED BY THE PROJECT REPRESENTATIVE FOR "LANDSCAPE AND IRRIGATION" IN THEIR ENTIRETY. SUBSTANTIAL COMPLETION WILL NOT BE PROPORTIONED TO BE DESIGNATED AREAS OF A PROJECT.

1.7 MAINTENANCE

A. PLANT MATERIAL: THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL PLANTED MATERIALS IN A HEALTHY AND GROWING CONDITION FOR 30 DAYS AFTER RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION AT WHICH TIME THE GUARANTEE PERIOD COMMENCES. THIS MAINTENANCE IS TO INCLUDE MOWING, WEEDING, CULTIVATING, FERTILIZING, MONITORING WATER SCHEDULES, CONTROLLING INSECTS AND DISEASES, RE-GUYING AND STAKING, AND ALL OTHER OPERATIONS OF CARE NECESSARY FOR THE PROMOTION OF ROOT GROWTH AND PLANT LIFE SO THAT ALL PLANTS ARE IN A CONDITION SATISFACTORY AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR FAILURE TO MONITOR WATERING OPERATIONS AND SHALL REPLACE ANY AND ALL PLANT MATERIAL THAT IS LOST DUE TO IMPROPER APPLICATION OF WATER.

1.8 GUARANTEE

A. GUARANTEE: A GUARANTEE PERIOD OF ONE YEAR SHALL BEGIN FROM END OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE FOR TREES, SHRUBS, AND GROUND COVERS. ALL PLANTS SHALL GROW AND BE HEALTHY FOR THE GUARANTEE PERIOD AND TREES SHALL LIVE AND GROW IN ACCEPTABLE UPRIGHT POSITION. ANY PLANT NOT ALIVE, IN POOR HEALTH, OR IN POOR CONDITION AT THE END OF THE GUARANTEE PERIOD WILL BE REPLACED IMMEDIATELY. ANY PLANT WILL ONLY NEED TO BE REPLACED ONCE DURING THE GUARANTEE PERIOD. CONTRACTOR TO PROVIDE DOCUMENTATION SHOWING WHERE EACH PLANT TO BE REPLACED IS LOCATED. ANY OUTSIDE FACTORS, SUCH AS VANDALISM OR LACK OF MAINTENANCE ON THE PART OF THE OWNER, SHALL NOT BE PART OF THE GUARANTEE

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. TREE STAKING: ALL TREES SHALL BE STAKED FOR ONE YEAR WARRANTY PERIOD. ALL TREES NOT PLUMB SHALL BE REPLACED. STAKED TREES SHALL USE VINYL TREE TIES AND TREE STAKES TWO (2) INCH BY TWO (2) BY EIGHT (8) FOOT COMMON PINE STAKES USED AS SHOWN ON THE DETAILS.

B. TREE WRAP: TREE WRAP IS NOT TO BE USED.

C. MULCH/ROCK: SEE PLANS. ALL PLANTER BEDS TO RECEIVE A MINIMUM 3" LAYER FOR TREES, SHRUBS, AND PERENNIALS AND 1" FOR GROUNDCOVERS.

D. WEED BARRIER: DEWITT 5 OZ. WEED BARRIER FABRIC. MANUFACTURED BY DEWITT COMPANY, INC. (800) 634-2638 OR EQUAL APPROVED BY OWNER.

E. TREE, SHRUB, AND GRASS BACKFILL MIXTURE; BACKFILL MIXTURE TO BE 75% NATIVE SOIL AND 25% TOPSOIL, THOROUGHLY MIXED TOGETHER PRIOR TO PLACEMENT. SOIL TEST TO BE PROVIDED. BASED ON THIS TEST, DIFFERENT AMENDMENTS MAY BE REQUIRED.

1

F. TOPSOIL: REQUIRED FOR TURF AREAS, PLANTER BEDS AND BACKFILL MIXTURE. SOIL TEST TO BE PROVIDED. ACCEPTABLE TOPSOIL SHALL MEET THE FOLLOWING STANDARDS:

a. PH: 5.5-7.5
b. EC (ELECTRICAL CONDUCTIVITY): < 2.0 MMHOS PER CENTIMETER
c. SAR (SODIUM ABSORPTION RATION): < 3.0
d. % OM (PERCENT ORGANIC MATTER): >1%
e. TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION): SAND <70%; CLAY < 30%; SILT < 70%, STONE FRAGMENTS (GRAVEL OR ANY SOIL PARTICLE GREATER THAN TWO (2) MM IN SIZE) < 5% BY VOLUME.

G. TURF SOD: ALL SOD SHALL BE 18 MONTH OLD AS SPECIFIED ON PLANS OR APPROVED EQUAL) THAT HAS BEEN CUT FRESH THE MORNING OF INSTALLATION. ONLY SOD THAT HAS BEEN GROWN ON A COMMERCIAL SOD FARM SHALL BE USED. ONLY USE SOD FROM A SINGLE SOURCE.

H. LANDSCAPE CURB EDGING: SIX (6) INCHES BY FOUR (4) INCHES EXTRUDED CONCRETE CURB MADE UP OF THE FOLLOWING MATERIALS:

a. WASHED MORTAR SAND FREE OF ORGANIC MATERIAL.
b. PORTLAND CEMENT (SEE CONCRETE SPEC. BELOW FOR TYPE)
c. REINFORCED FIBER - SPECIFICALLY PRODUCED FOR COMPATIBILITY WITH AGGRESSIVE ALKALINE ENVIRONMENT OF PORTLAND CEMENT-BASED COMPOSITES.
d. ONLY POTABLE WATER FOR MIXING.

I. LANDSCAPE METAL EDGING: 5.5" STEEL EDGING WITH 15" DOWELS INTO THE GROUND FOR STABILIZATION.

PART III - EXECUTION

3.1 GRADING

A. TOPSOIL PREPARATION: GRADE PLANTING AREAS ACCORDING TO THE GRADING PLAN. ELIMINATE UNEVEN AREAS AND LOW SPOTS. PROVIDE FOR PROPER GRADING AND DRAINAGE.

B. TOPSOIL PLACEMENT: SLOPE SURFACED AWAY FROM BUILDING AT TWO (2) PERCENT SLOPE WITH NO POCKETS OF STANDING WATER. ESTABLISH FINISH GRADES OF ONE (1) INCHES FOR PLANTERS BELOW GRADE OF ADJACENT PAVED SURFACED. PROVIDE NEAT, SMOOTH, AND UNIFORM FINISH GRADES. REMOVE SURPLUS SUB-SOIL AND TOPSOIL FROM THE SITE.

C. COMPACTION: COMPACTION UNDER HARD SURFACE AREAS (ASPHALT PATHS AND CONCRETE SURFACES) SHALL BE NINETY-FIVE (95) PERCENT. COMPACTION UNDER PLANTING AREAS SHALL BE BETWEEN EIGHTY-FIVE (85) AND NINETY (90) PERCENT.

3.2 TURF GRADING

A. THE SURFACE ON WHICH THE SOD IS TO BE LAID SHALL BE FIRM AND FREE FROM FOOTPRINTS, DEPRESSIONS, OR UNDULATIONS OF ANY KIND. THE SURFACE SHALL BE FREE OF ALL MATERIALS LARGER THAN 1/2" IN DIAMETER.

B. THE FINISH GRADE OF THE TOPSOIL ADJACENT TO ALL SIDEWALKS, MOW-STRIPS, ETC. PRIOR TO THE LAYING OF SOD, SHALL BE SET SUCH THAT THE CROWN OF THE GRASS SHALL BE AT THE SAME LEVEL AS THE ADJACENT CONCRETE OR HARD SURFACE. NO EXCEPTIONS.

3.3 PLANTING OPERATIONS

A. REVIEW THE EXACT LOCATIONS OF ALL TREES AND SHRUBS WITH THE PROJECT REPRESENTATIVE FOR APPROVAL PRIOR TO THE DIGGING OF ANY HOLES. PREPARE ALL HOLES ACCORDING TO THE DETAILS ON THE DRAWINGS.

B. WATER PLANTS IMMEDIATELY UPON ARRIVAL AT THE SITE. MAINTAIN IN MOIST CONDITION UNTIL PLANTED.

C. BEFORE PLANTING, LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. DO NOT PLACE PLANTS ON OR NEAR UTILITY LINES.

D. THE TREE PLANTING HOLE SHOULD BE THE SAME DEPTH AS THE ROOT BALL, AND TWO TIMES THE DIAMETER OF THE ROOT BALL.

E. TREES MUST BE PLACED ON UNDISTURBED SOIL AT THE BOTTOM OF THE PLANTING HOLE.

F. THE TREE HOLE DEPTH SHALL BE DETERMINED SO THAT THE TREE MAY BE SET SLIGHTLY HIGH OF FINISH GRADE, 1" TO 2" ABOVE THE BASE OF THE TRUNK FLARE, USING THE TOP OF THE ROOT BALL AS A GUIDE.

G. PLANT IMMEDIATELY AFTER REMOVAL OF CONTAINER FOR CONTAINER PLANTS.

H. SET TREE ON SOIL AND REMOVE ALL BURLAP, WIRE BASKETS, TWINE, WRAPPINGS, ETC. BEFORE BEGINNING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.

I. APPLY VITAMIN B-1 ROOT STIMULATOR AT THE RATE OF ONE (1) TABLESPOON PER GALLON.

J. UPON COMPLETION OF BACKFILLING OPERATION, THOROUGHLY WATER TREE TO COMPLETELY SETTLE THE SOIL AND FILL ANY VOIDS THAT MAY HAVE OCCURRED. USE A WATERING HOSE, NOT THE AREA IRRIGATION SYSTEM. IF ADDITIONAL PREPARED TOPSOIL MIXTURE NEEDS TO BE ADDED. IT SHOULD BE A COURSER MIX AS REQUIRED TO ESTABLISH FINISH GRADE AS INDICATED ON THE DRAWINGS.

K. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. ALL CUTS, SCARS, AND BRUISES SHALL BE PROPERLY TREATED ACCORDING TO THE DIRECTION OF THE PROJECT REPRESENTATIVE. PROPER PRUNING TECHNIQUES SHALL BE USED. DO NOT LEAVE STUBS AND DO NOT CUT THE LEADER BRANCH. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.

L. PREPARE A WATERING CIRCLE OF 2' DIAMETER AROUND THE TRUNK. FOR CONIFERS, EXTEND THE WATERING WELL TO THE DRIP LINE OF THE TREE CANOPY. PLACE MULCH AROUND THE PLANTED TREES.

3.4 TURF - SOD LAYING

A. TOP SOIL AMENDMENTS: PRIOR TO LAYING SOD, COMMERCIAL FERTILIZER SHALL BE APPLIED AND THOROUGHLY INCORPORATED INTO THE UPPER FOUR (4) INCHES OF THE TOPSOIL AT A RATE OF FOUR POUNDS OF NITROGEN PER ONE THOUSAND (1,000) SQUARE FEET. ADJUST FERTILIZATION MIXTURE AND RATE OF APPLICATION AS NEEDED TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS. INCLUDE OTHER AMENDMENTS AS REQUIRED.

B. FERTILIZATION: THREE WEEKS AFTER SOD PLACEMENT FERTILIZE THE TURF AT A RATE OF ½ POUND OF NITROGEN PER 1000 SQUARE FEET. USE FERTILIZER SPECIFIED ABOVE. ADJUST FERTILIZATION MIXTURE AND RATES TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS.

C. SOD AVAILABILITY AND CONDITION: SOD IS TO BE DELIVERED TO THE SITE IN GOOD CONDITION. IT IS TO BE INSPECTED UPON ARRIVAL AND INSTALLED WITHIN 24 HOURS. SOD IS TO BE MOIST AND COOL TO ENSURE THAT DECOMPOSITION HAS NOT BEGUN AND IS TO BE FREE OF PESTS, DISEASES, OR BLEMISHES. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTING CONDITIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND LAYING ALL SOD REQUIRED ON THE PLANS. HE SHALL FURNISH NEW SOD AS SPECIFIED ABOVE AND LAY IT SO AS TOO COMPLETELY SATISFY THE INTENT AND MEANING OF THE PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF ANY DISCREPANCY IN THE AMOUNT OF SOD TO BE REMOVED OR AMOUNT TO BE USED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPORT SUCH TO THE PROJECT REPRESENTATIVE PRIOR TO COMMENCING THE WORK.

D. SOD LAYING: THE SURFACE UPON WHICH THE NEW SOD TO BE LAID WILL BE PREPARED AS SPECIFIED IN THE DETAIL AND BE LIGHTLY WATERED BEFORE LAYING. AREAS WHERE SOD IS TO BE LAID SHALL BE CUT TRIMMED, OR SHAPED TO RECEIVE FULL WIDTH SOD (MINIMUM TWELVE (12) INCHES). NO PARTIAL STRIP OR PIECES WILL BE ACCEPTED.

E. SOD SHALL BE TAMPED LIGHTLY AS EACH PIECE IS SET TO ENSURE THAT GOOD CONTACT IS MADE BETWEEN EDGES AND ALSO THE GROUND. IF VOIDS OR HOLES ARE DISCOVERED, THE SOD PIECE(S) IS (ARE) TO BE RAISED AND TOPSOIL IS TO BE USED TO FILL IN THE AREAS UNTIL LEVEL. SOD LAID ON ANY SLOPED AREAS SHALL BE ANCHORED WITH WOODEN DOWELS OR OTHER MATERIALS WHICH ARE ACCEPTED BY THE GRASS SOD INDUSTRY.

F. SOD SHALL BE ROLLED WITH A ROLLER THAT IS AT LEAST 50% FULL IMMEDIATELY AFTER INSTALLATION TO ENSURE THE FULL CONTACT WITH SOIL IS MADE.

G. APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE.

H. WATERING OF THE SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR BY WHATEVER MEANS NECESSARY TO ESTABLISH THE SOD IN AN ACCEPTABLE MANNER TO THE END OF THE MAINTENANCE PERIOD. IF AN IRRIGATION SYSTEM IS IN PLACE ON THE SITE, BUT FOR WHATEVER REASON, WATER IS NOT AVAILABLE IN THE SYSTEM. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WATER THE SOD BY WHATEVER MEANS, UNTIL THE SOD IS ACCEPTED BY THE PROJECT REPRESENTATIVE.

I. PROTECTION OF THE NEWLY LAID SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE VISUAL BARRIERS, TO INCLUDE BARRICADES SET APPROPRIATE DISTANCES WITH STRINGS OR TAPES BETWEEN BARRIERS, AS AN INDICATION OF NEW WORK. THE CONTRACTOR IS TO RESTORE ANY DAMAGED AREAS CAUSED BY OTHERS (INCLUDING VEHICULAR TRAFFIC), EROSION, ETC., UNTIL SUCH TIME AS THE LAWN IS ACCEPTED BY THE OWNER.

J. ALL SOD THAT HAS NOT BEEN LAID WITHIN 24 HOURS SHALL BE DEEMED UNACCEPTABLE AND WILL BE REMOVED FROM THE SITE.

3.5 WEED BARRIER

D. FOR THE HEALTH OF THE SOIL AND THE MICROORGANISMS, WEED BARRIER IS NOT RECOMMENDED. IF USE IS REQUIRED OR REQUESTED, DO NOT PLACE IN ANNUAL OR GRASS AREAS.

E. CUT WEED BARRIER BACK TO THE EDGE OF THE PLANT ROOTBALL.

F. OVERLAP ROWS OF FABRIC MIN. 6"

G. STABLE FABRIC EDGES AND OVERLAPS TO GROUND.

END OF SECTION

GENERAL LANDSCAPE NOTES

GRADING AND DRAINAGE REQUIREMENTS

- AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
- AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
- A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
- LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
- DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL; WHICHEVER DISTANCE IS GREATER

GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO ANSI STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
- SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
- SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
- EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.

LAWN/GRASS AREA

- SOD
  - ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED HYDROSEEDING. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.
- SEED
  - **SOIL:** TEST SOIL FOR ADEQUATE FERTILITY. ANY WEEDS CURRENTLY ON THE SITE SHALL BE REMOVED BY EITHER MECHANICAL MEANS SUCH AS HAND PULLING OR SPRAYING WITH AN HERBICIDE SUCH AS GLYPHOSATE MIXED WITH A SURFACTANT. HERBICIDES SHOULD BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR . COMPACTED SOIL SHALL BE SCARIFIED TO A DEPTH OF 18 INCHES BEFORE ADDING 6" OF WEED FREE TOPSOIL WITH HIGH ORGANIC MATTER. FINE LEVEL ALL AREAS PRIOR TO HYDROSEEDING AND SET THE GRADE FOR POSITIVE DRAINAGE. TOPSOIL SHOULD BE MOIST AT TIME OF APPLICATION. FERTILIZER IS TO BE ADDED WHEN HYDROSEEDING. REFER TO SOIL TEST RESULTS AND HYDROSEEDING CONTRACTOR FOR APPLICATION RATES.
  - **SEED**: USE SEED MIXES AS SPECIFIED BY LANDSCAPE ARCHITECT OF PURE LIVE SEED (PLS) ON A BASIS/ACRE. THE OPTIMUM TIME TO PANT IS IN NOVEMBER BEFORE THE FIRST SNOW. DO NOT SOW OVER HEAVY SNOWPACK. SEED WILL LAY DORMANT AND BE READY TO GERMINATE ONCE THE GROUND THAWS AND WARMS IN LATE WINTER. IF SEEDING IN LATE FALL IS NOT POSSIBLE, SEED BEFORE APRIL 1. CONTACT SUMMIT SEED. DARRELL@SUMMITSEEDING.COM 435-709-8003.
  - **APPLICATION**: HYDROSEEDING SHALL CONSIST OF SEED, TACKIFIER, WOOD FIBER MULCH AND FERTILIZER IN A WATER BASED SLURRY. TANK MOUNTED TRUCK SHALL HAVE CONTINUOUS AGITATION. THE PUMP ON THE TRUCK WILL FORCE THE SLURRY THROUGH A TOP-MOUNTED DISCHARGE NOZZLE (TOWER). USE 2000 POUNDS WOOD FIBER MULCH AND 50-100 POUNDS OF TACKIFIER PER ACRE.
  - **IRRIGATION**: ALL AREAS MUST BE KEPT MOIST WITHOUT PUDDLES OR RUNOFF USING FREQUENT DAYTIME WATER CYCLES. ADJUST AND MONITOR SPRINKLERS AND CLOCK TO ACHIEVE PROPER IRRIGATION.
- IF PERMANENT IRRIGATION IS NOT PLANNED, TEMPORARY IRRIGATION IS REQUIRED AT THE FOLLOWING SCHEDULE: FOR 8 WEEKS SOIL SHALL REMAIN DAMP DURING ESTABLISHMENT PERIOD WITHOUT PUDDLING ON SOIL SURFACE. APPLY WATER APPROXIMATELY THREE TIMES A DAY FOR 5-7 MINUTES FOR EACH IRRIGATION EVENT DEPENDING ON TEMPERATURE AND TIME OF YEAR. A SPARSE DENSITY IS EXPECTED. CONTINUE TEMPORARY IRRIGATION FOR ONE YEAR EVENTUALLY REDUCING WATER APPLICATION TO ONCE A WEEK, THEN ONCE EVERY TWO WEEKS TO FINALLY ONCE A MONTH. MONITOR PROGRESS OF ESTABLISHMENT AND ADJUST SPRINKLERS ACCORDINGLY. THE GOAL IS TO CREATE A HEALTHY STAND OF GRASSES WITH LITTLE TO NO IRRIGATION.
  - **WEED CONTROL AND MAINTENANCE:** MANDATORY WEED CONTROL IS REQUIRED TO REDUCE COMPETITION AND WEED SEED PRODUCTION. WEEDS MUST BE KEPT UNDER CONTROL BY MECHANICALLY PULLING OR CHEMICALLY SPRAYING AS DIRECTED BY THE APPLICATOR. APPLY A BROADLEAF HERBICIDE BIANNUALLY AND ESTABLISH A CONSISTENT REGIMEN OF MOWING AND FERTILIZING TO PREVENT WEEDS FROM PRODUCING SEED. MOW ONCE IN THE SPRING AND ONCE IN THE FALL BEFORE FERTILIZATION. FERTILIZER OPTION IS SUSTAIN 4-6-4 DEPENDING ON SOIL FERTILITY. DO NOT MOW SHORTER THAN 4 INCHES. BAG ALL CUTTINGS TO REMOVE WEED SEED FROM PROPERTY. KEEP WEEDS CUT DOWN AND DO NOT LET THEM GO TO SEED. WEED SEED PRODUCTION IS THE GAUGE FOR WHEN TO MOW, WHICH GENERALLY OCCURS IN APRIL OR MAY AS WELL AS EARLY FALL DEPENDING ON TEMPERATURE AND MOISTURE. THIS PROCEDURE WILL BE REQUIRED UNTIL A HEALTHY STAND OF GRASSES IS EVIDENT AND COMPETING WELL WITH WEEDS. EXPECT FROM 1 TO 3 YEARS.
  - **PROGANICS BIOTIC SOIL MEDIA**: WHERE CONDITIONS MAY PROHIBIT ADDING TOPSOIL, PROGANICS BIOTIC SOIL MEDIA SHOULD BE APPLIED BY HYDROSEEDER AT 3500LBS/ACRE WITH SEED AND FERTILIZER PRIOR TO THE APPLICATION OF WOOD MULCH(2000LBS/ACRE) COMBINED WITH TACKIFIER (50-100 LBS/ACRE.)
  - **ADDING FORBS**: SHRUBS AND PERENNIALS, BY SEED OR CONTAINER, CAN BE ADDED ONCE WEEDS ARE UNDER CONTROL AND HERBICIDE IS NO LONGER NEEDED. USUALLY 1-2 YEARS AFTER HYDROSEEDING.

MULCH

- ORGANIC
  - PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ORGANIC MULCH TOP DRESSING. KEEP MULCH AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL.
  - IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL MULCH AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
  - IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER.
  - ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF TREE TRUNK AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
- INORGANIC
  - ROCK MULCH PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. WHERE PLANTING IS SPARSE (GREATER THAN 4' DISTANCE BETWEEN PLANTS OR 20' BETWEEN GROUPINGS), ADDITIONAL TOPSOIL IS NOT NECESSARY EXCEPT FOR BACKFILLING PLANTING HOLE. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 4-1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. KEEP ROCK 12" AWAY FROM TRUNK OF TREES. AND 6" AWAY FROM BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
  - IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
  - IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.

GENERAL IRRIGATION NOTES

- A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT CENTER OF ROOT BALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.

INSTALLER RESPONSIBILITIES AND LIABILITIES

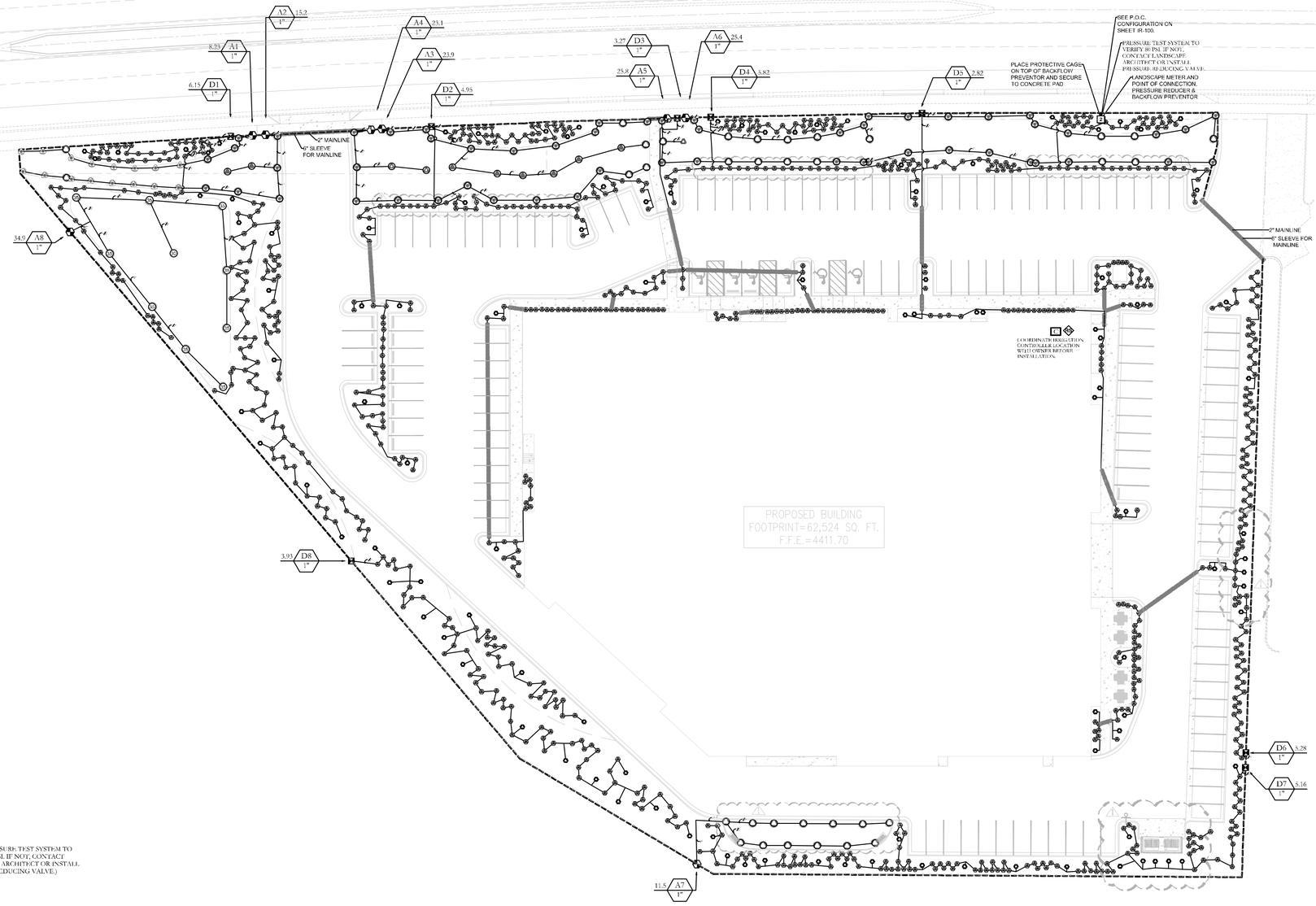
- THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

PLANT LEGEND

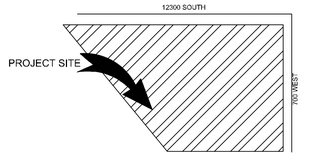
(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.) IF YOU NEED HELP WITH A WATER AUDIT CONSULTATION, OR A PLANT MAINTENANCE SCHEDULE, CONTACT PKJ@PKJDESIGNGROUP.COM

GRASSES

	CA'K	95	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal	77*7 = 539	
	FM'A	15	Festuca mairei Atlas Fescue low; 3x3; sun; z5; Utah Lake water tolerant	1 gal	*7 = 105	
	M'ML	21	Miscanthus sinensis `Morning Light` Morning Light Maiden Grass Tw2; 5x4; AV 143; sun to light shade; z5; Utah Lake water tolerant	2 gal	13*12.5 = 163	
	PV'S	69	Panicum virgatum `Shenandoah` Shenandoah Switch Grass Tw2; 4x2-3; AV 3; sun; z4; Utah Lake water tolerant	1 g



VICINITY MAP



P.O.C. CONFIGURATION

(NOTE: PRESSURE TEST SYSTEM TO VERIFY 80 PSI. IF NOT, CONTACT LANDSCAPE ARCHITECT OR INSTALL PRESSURE REDUCING VALVE.)

- 1 SOURCE DATA
- BF BACKFLOW PREVENTOR
- SHUTOFF VALVE
- M MASTER VALVE
- FS 1" FLOW SENSOR
- QUICK COUPLER

ISSUE DATE	PROJECT NUMBER
8/28/2025	UT25029

NO.	REVISION	DATE
1	CITY COMMENTS	07-16-2025
2	CITY COMMENTS	08-28-2025
3		
4		
5		
6		
7		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 07/14/25

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 15' 30' 60' 120'
GRAPHIC SCALE: 1" = 30'

PROJECT INFORMATION

SPECIALIZED MANUFACTURING
687 W. 12300 S.
DRAPER, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

OWNER NAME: CONCORD PROPERTIES, LLC
ATT: KEITH@AEURBIA.COM
801-746-0456
KEITH@AEURBIA.COM

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LANDSCAPE ARCHITECT / PLANNER

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Landscape Architecture & Planning & Visualization
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LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 9051-5309 8/28/2025 ELECTRONIC SEAL STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	8/28/2025

IRRIGATION OVERALL PLAN

CITY PERMIT SET

IR-100

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be wired. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 SYSTEM DESCRIPTION

A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pope and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscape, buildings or other features.

C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

A. Water Supply: Secondary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to filter, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B. Point of Connection: Location where the Contractor shall tie into the water supply. May require filter, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.

1.4 REFERENCES

A. The following standards will apply to the work of this Section:

a. ASTM-American Society for Testing and Materials

b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work proceeded in the field until the required submittals have need reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B. Operation and Maintenance Manual:

a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:

i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.

ii. Parts list for each operating element of the system

iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.

iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.

b. Project Record Copy

i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.

ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE:

A. Acceptance: Do not install work in this section prior to acceptance by OAR.

B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.

C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.

D. Workmanship and Materials:

a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.

b. All work shall be performed in accordance with the best standards of practice relating to the trade.

E. Contractor Qualifications:

a. Contractor shall provide document or resume including at least the following items:

i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.

ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.

iii. Contractor is bondable for the work to be performed.

iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.

v. Listing of suppliers where materials will be obtained for use on this Project.

vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.

viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.7 DELIVERY-STORAGE-HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A. Furnish the following items to Owner's Representative:

a. Two quick coupler keys with hose swivels.

b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B. Provide the following services:

a. Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.2 POINT OF CONNECTION

A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated.

2.3 CONNECTION ASSEMBLY

A. Secondary water shall be used on this Project. Install filter and RPZ as needed.

2.4 CONTROL SYSTEM

A. Power supply to the irrigation controller shall be provided for by this Contract.

B. Controller shall be as specified in the drawings. Controller shall be surge protected.

a. Installation of wall-mount/ground pedestal timer controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount/ground pedestal timer controllers shall be 120 VAC unless otherwise noted.

b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are will mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., I.P specification number P70790-D.

a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.

b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare/extra wire (3 ft.) shall be looped within each valve box of the grouping it is to service.

D. RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped 'WIRE SPLICE' or 'WS' on box lid.

2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6' minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

a. Maximum flows allowed through main line pipe shall be:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

b. Main line pipe shall be buried with 24" cover

2.7 MAIN LINE FITTINGS

A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

A. Isolation valves 3" and larger shall be Waterous brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.

2.9 MANIFOLDS

A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

2.10 REMOTE CONTROL VALVES

A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G17S212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in ¼" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be ¾", 1", 1 ¼", 1 ½" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

A. All lateral line fittings shall be S/40 PVC

2.14 SPRAY SPRINKLERS

A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

2.15 VALVE BOXES

A. Rainbird valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

2.16 IMPORT BACKFILL

A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations un-usable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.

a. The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

3.1 PREPARATION

A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.

3.2 TRENCHING AND BACKFILLING

A. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.

3.3 SLEEVING

A. Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A. Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.

B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.

C. Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.

D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.

E. Pipe shall not be glued unless ambient temperature is at least 50 degrees F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.

F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.

3.6 CONTROLLERS

A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.

B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.

C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.

E. Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

G. Electrical contractor is in charge of providing 1.5" conduit from controller to outside landscape area. Provide power and room for controller. Provide ethernet to hardwire power into the controller.

3.7 VALVES

A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a valve box. Place a minimum of 4" of ¼" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.

C. Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.

D. Schedule testing with OAR 48 hours in advance for approval.

E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.

F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.

3.10 ADJUSTMENT

A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.

B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.

D. Adjust run times of station to meet needs of plant material the station services.

3.11 CLEANING

A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.

B. Open trenches or hazards shall be protected with yellow caution tape.

C. Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.

D. OAR shall perform periodic as well as a final cleanliness inspection.

E. Contractor shall leave Project in at least a 'broom clean' condition.

END OF SECTION

WATERING SCHEDULE

90 Day Establishment Period Irrigation Schedule

H/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		45 MIN	45 MIN	45 MIN	45 MIN	45 MIN	45 MIN	Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.		2 HOURS			2 HOURS			precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	2 GAL/HR.		2 HOURS						

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event. Shrubs to be watered so soil is moist 6" below root ball. Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress.

Regular Irrigation Schedule: Begin Spring Watering May 15 (Turf irrigation event once every 5-7 days; Shrubs 2-4 times/month)

H/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN						Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	No Water								

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event.
Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions

Regular Irrigation Schedule: Begin Summer Watering June 15 (Turf irrigation event once every 2-3 days; Shrubs 1 time/week)

H/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN		60 MIN		60 MIN		Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	2 GAL/HR.			1 HOUR					

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event.
Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions
Reference Utah DNR weekly watering guide: https://conservewater.utah.gov/weekly-lawn-watering-guide/

Regular Irrigation Schedule: Begin Fall Watering September 1-End Fall Watering October 15 (Turf irrigation event once every 5-7 days; Shrubs 2-4 time/month)

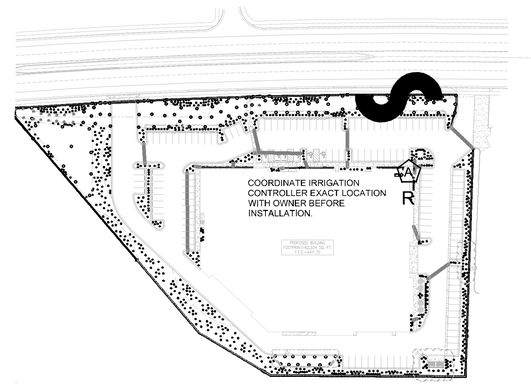
H/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN						Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	No Water								

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event.
Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1 1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1 1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN. SYSTEM IS TO BE WINTERIZED IN THE LATE FALL.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO BE PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSTALLED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. WHEN PIPE SIZE IS LARGER THAN 3" MAKE SURE THAT THRUST BLOCKS ARE USED.
23. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

I	3/4"	8 GPM
II	1"	12 GPM
III	1-1/2"	30 GPM
IV	2"	53 GPM
V	2-1/2"	75 GPM
VI	3"	110 GPM
VII	4"	180 GPM



2" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW

ISSUE DATE	PROJECT NUMBER
8/28/2025	UT25029

NO.	REVISION	DATE
1	CITY COMMENTS	07-16-2025
2	CITY COMMENTS	08-28-2025
3		
4		
5		
6		
7		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 07/14/25

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 50' 100' 200' 400'
GRAPHIC SCALE: 1" = 100'

PROJECT INFORMATION

SPECIALIZED MANUFACTURING
687 W. 12300 S.
DRAPER, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

OWNER NAME: CONCORD PROPERTIES, LLC
ATT: KEITH@AEURBIA.COM
801-746-0456
KEITH@AEURBIA.COM

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LANDSCAPE ARCHITECT / PLANNER

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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8728127-5501 8/28/2025 ELECTRONIC SEAL STATE OF UTAH

DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 8/28/2025

IRRIGATION COVER

CITY PERMIT SET

IR-101





ESP-LXIVM 2-Wire Controller with Smart Valve Technology

Our most advanced irrigation controller offers fast and error-free installation, world-class diagnostics, and an updated version of the industry's favorite programming interface

Rain Bird's newest 2-Wire Controller has many powerful new features like the Integrated Valve Module that stays in constant communication with the controller to provide efficient irrigation and advanced diagnostics. The ESP-LXIVM supports up to 60 stations standard or 240 stations with LX-IVM Pro. Up to four 2-Wire paths can be connected, plus flow sensing and advanced flow management tools that set new industry standards for state-of-the-art water management.

SYSTEMS BUILT TO A HIGHER STANDARD

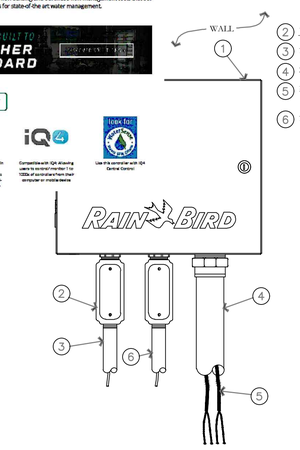
LNK2 SUPPORT

2020 NEW PRODUCT CONTEST Water Matrix Solution

"The Irrisense breakthrough is in the integrated Rain Matrix, which connects directly to the controller and provides real-time monitoring of values." - IA

Compatible with IQ4. Allowing users to control/monitor 1 or 1000s of controllers from their computer or mobile device

Use this connector with IQ4 Central Control



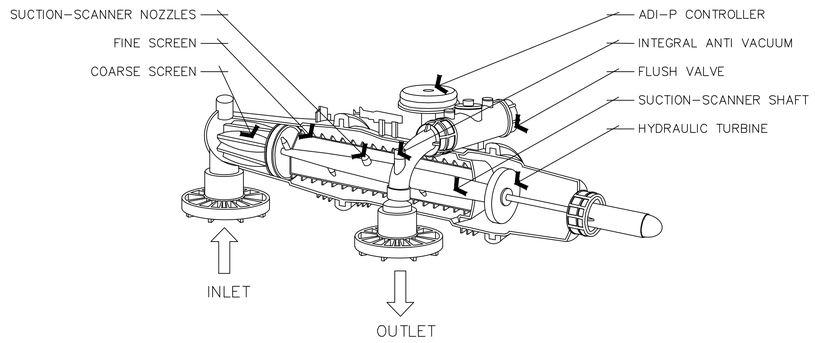
1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO IN LXMM METAL CABINET WITH OUTSIDE WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS FOR POWER SUPPLY WIRE
4. 2-INCH CONDUIT AND FITTINGS FOR TWO-WIRE CABLE
5. MAXICABLE TWO-WIRE PATH TO FIELD DEVICES, USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
6. 1-INCH CONDUIT AND FITTINGS FOR GROUND WIRE. ONLY FOR OUTDOOR INSTALLATIONS.

NOTES:
1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS. THE LXIVM WITH 60 STATIONS AND THE LMIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS. IF CONTROLLER IS MOUNTED INDOORS, USE POWER SUPPLY GROUND.

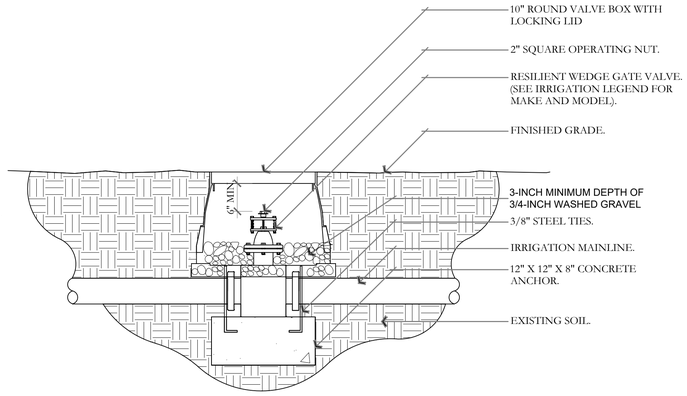
KEY SPECIFICATIONS

FEATURE / MODEL	MAX PROGRAMS	MAX STATIONS	MAX SIMULSTATIONS	MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
LX-IVM	10	60	8	5	5	4
LX-IVM PRO	40	240	16	10	10	8

A ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN METAL CABINET
NOT TO SCALE
PKJ DESIGN GROUP

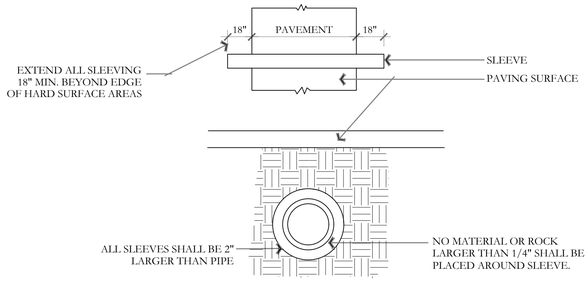


B 2" AMIAD MINI SIGMA ANGLE
NOT TO SCALE

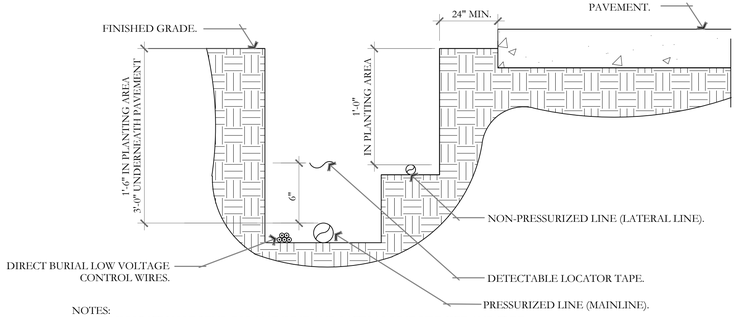


NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

C GATE VALVE AND ANCHOR DETAIL
NOT TO SCALE
PKJ DESIGN GROUP

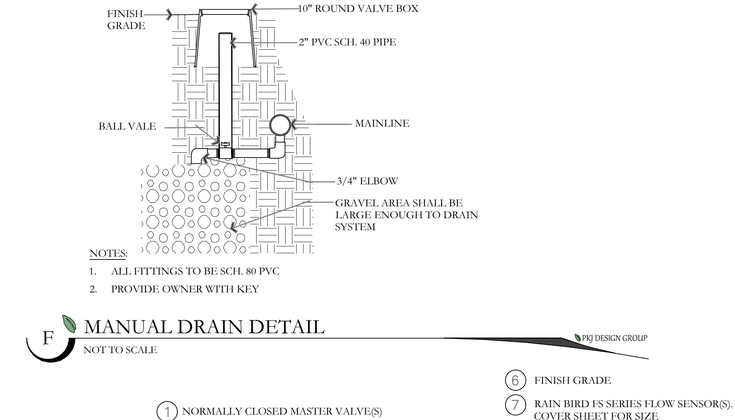


D TYPICAL SLEEVING DETAIL
NOT TO SCALE
PKJ DESIGN GROUP



NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

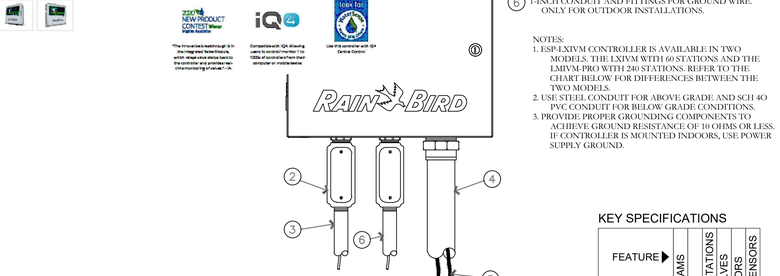
E IRRIGATION TRENCHING DETAIL
NOT TO SCALE
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NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

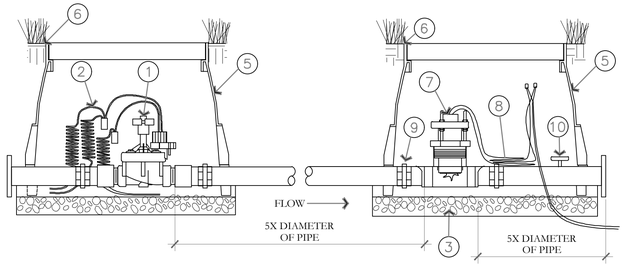
F MANUAL DRAIN DETAIL
NOT TO SCALE
PKJ DESIGN GROUP



NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

G QUICK COUPLER DETAIL
NOT TO SCALE
PKJ DESIGN GROUP

1. NORMALLY CLOSED MASTER VALVE(S)
2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
4.
5. VALVE BOX WITH COVER - RAINBIRD JUMBO BOX
6. FINISH GRADE
7. RAIN BIRD FS SERIES FLOW SENSOR(S). SEE COVER SHEET FOR SIZE
8. 36-INCH LENGTH OF COILED MAXI-CABLE TO FLOW SENSING
9. PVC PIPE UNION
10. BRASS BALL VALVE



H STOP AND WASTE VALVE ASSEMBLY DETAIL
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I MASTER VALVE AND FLOW SENSOR DETAIL
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ISSUE DATE	PROJECT NUMBER
8/28/2025	UT25029

NO.	REVISION	DATE
1	CITY COMMENTS	07-16-2025
2	CITY COMMENTS	08-28-2025
3		
4		
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PLAN INFORMATION

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811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

PROJECT INFORMATION

SPECIALIZED MANUFACTURING
687 W. 12300 S.
DRAPER, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

OWNER NAME: CONCORD PROPERTIES, LLC
ATT: KEITH@AEURBIA.COM
801-746-0456
KEITH@AEURBIA.COM

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
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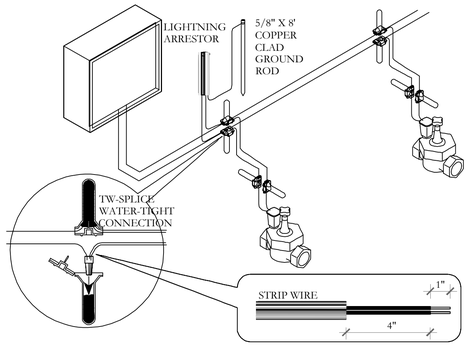
LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8128214-5301 8/28/2025 STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	8/28/2025

IRRIGATION DETAILS

CITY PERMIT SET

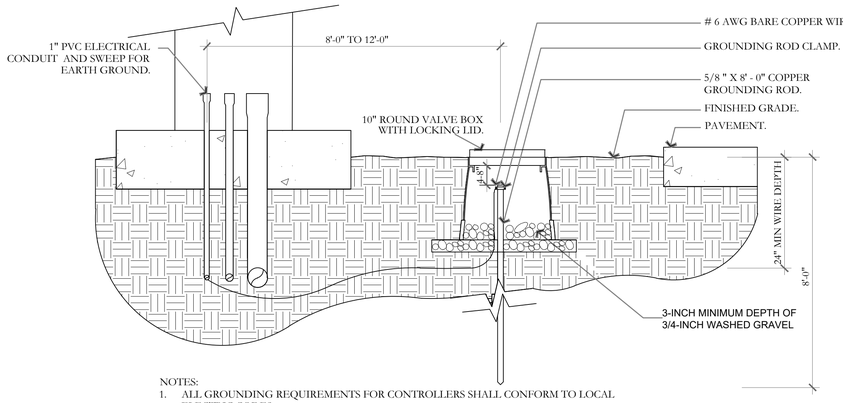
IR-501



J 2-WIRE CONNECTION DETAIL

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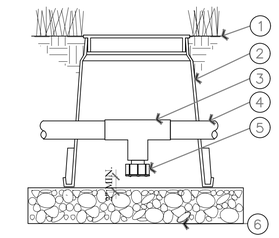


NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

K GROUNDING ROD DETAIL

NOT TO SCALE

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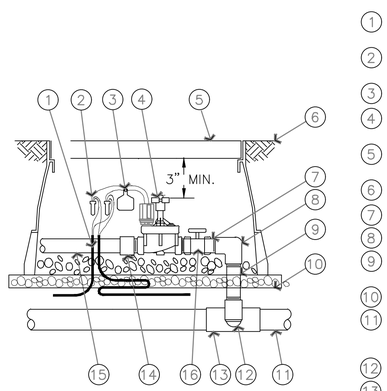


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L MANUAL LINE DRAIN VALVE DETAIL

NOT TO SCALE

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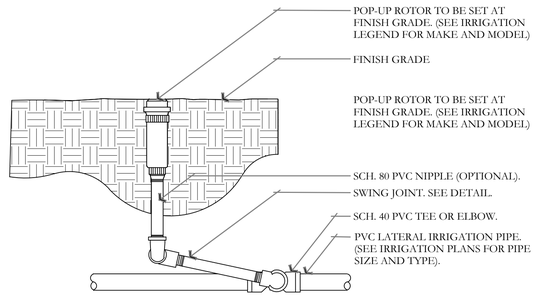


1. 36-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM-SOL
5. VALVE BOX WTH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL `
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
11. PVC MAINLINE PIPE SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
12. PVC SCH 40 TEE OR ELL
13. PVC SCH 40 MALE ADAPTER
14. PVC LATERAL PIPE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
16. BRASS BALL VALVE

M ELECTRIC REMOTE-CONTROL VALVE PEB OR PESB SERIES WITH IVM-SOL

NOT TO SCALE

PKJ DESIGN GROUP

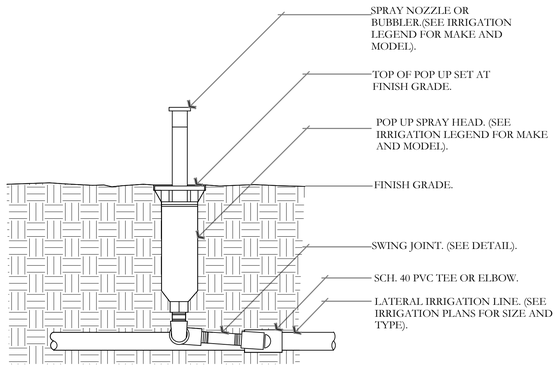


NOTES:
1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

N ROTOR HEAD DETAIL

NOT TO SCALE

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NOTE:
1. 4" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

O POP UP-SPRAY HEAD DETAIL

NOT TO SCALE

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8/28/2025	UT25029

NO.	REVISION	DATE
1	CITY COMMENTS	07-16-2025
2	CITY COMMENTS	08-28-2025
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PLAN INFORMATION

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811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

PROJECT INFORMATION

SPECIALIZED MANUFACTURING
687 W. 12300 S.
DRAPER, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

OWNER NAME: CONCORD PROPERTIES, LLC
ATT: KEITH@AEURBIA.COM
801-746-0456
KEITH@AEURBIA.COM

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3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
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LICENSED LANDSCAPE ARCHITECT JEFFRY AINSWORTH 8168121-5301 8/28/2025 ELECTRONIC SEAL STATE OF UTAH

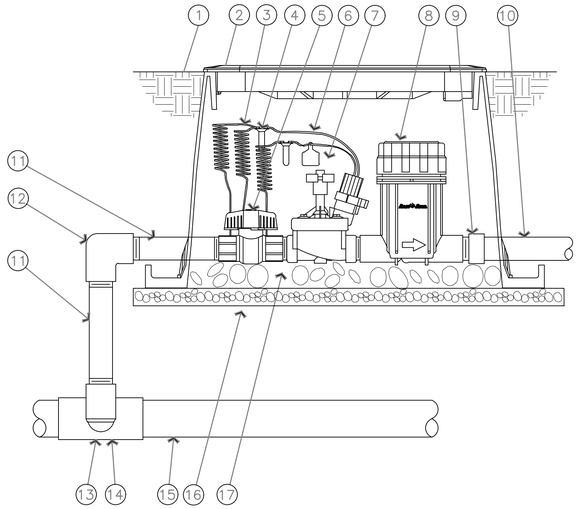
DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 8/28/2025

IRRIGATION DETAILS

CITY PERMIT SET

IR-502

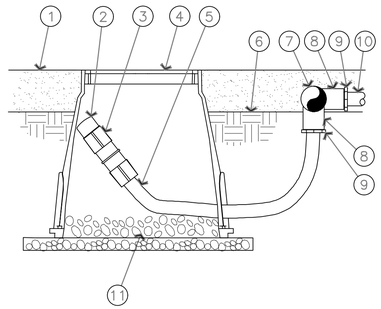


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING AND FLOW INDICATING BASKET FILTER: RAIN BIRD XCZ-100-FLOW
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

P DRIP CONTROL ZONE KIT DETAIL

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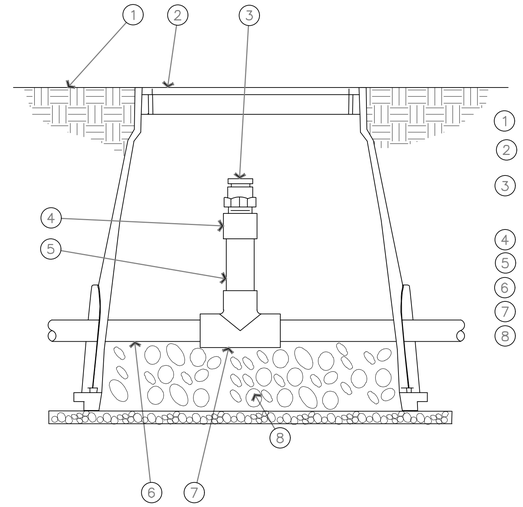
1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

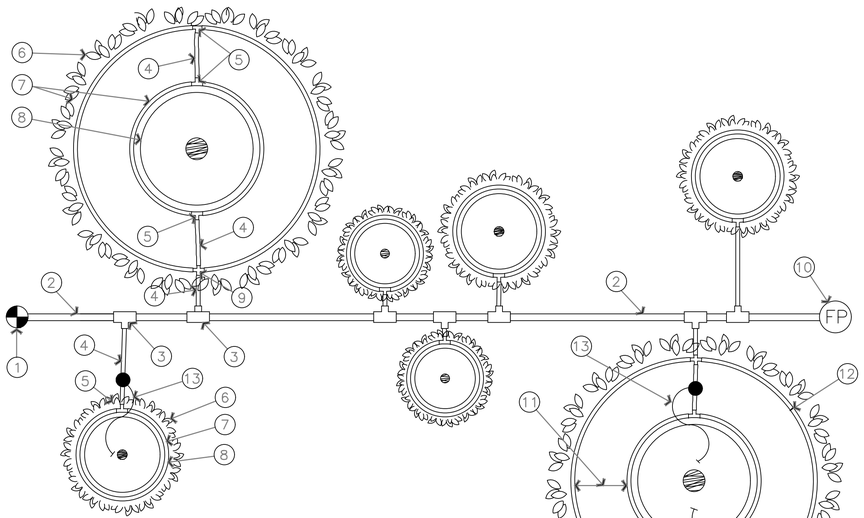


1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ¾" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. PVC HEADER PIPE
7. PVC SCH 40 TEE
8. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

R AIR RELIEF VALVE DETAIL

NOT TO SCALE

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1. RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMIDATE LATERAL FLOW DEMAND)
2. PVC DRIP LATERAL PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES- S FOR COPPER SHEILD (TYPICAL)
5. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
6. PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
8. ROOT BALL (TYPICAL)
9. BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
10. DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
11. SPACING PER SPECIFICATION
12. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)
13. POINT SOURCE EMITTERS FOR ESTABLISHMENT PERIOD. REMOVE AFTER ESTABLISHMENT PERIOD.

NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

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www.pkjdesigngroup.com

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LICENSED LANDSCAPE ARCHITECT
JEREMY ANDREW THORPE
8178214-5301
8/28/2025
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	8/28/2025

IRRIGATION DETAILS

CITY PERMIT SET

IR-503

EXHIBIT H
FLOOR PLANS AND ELEVATIONS

8/29/2025 3:16:42 PM

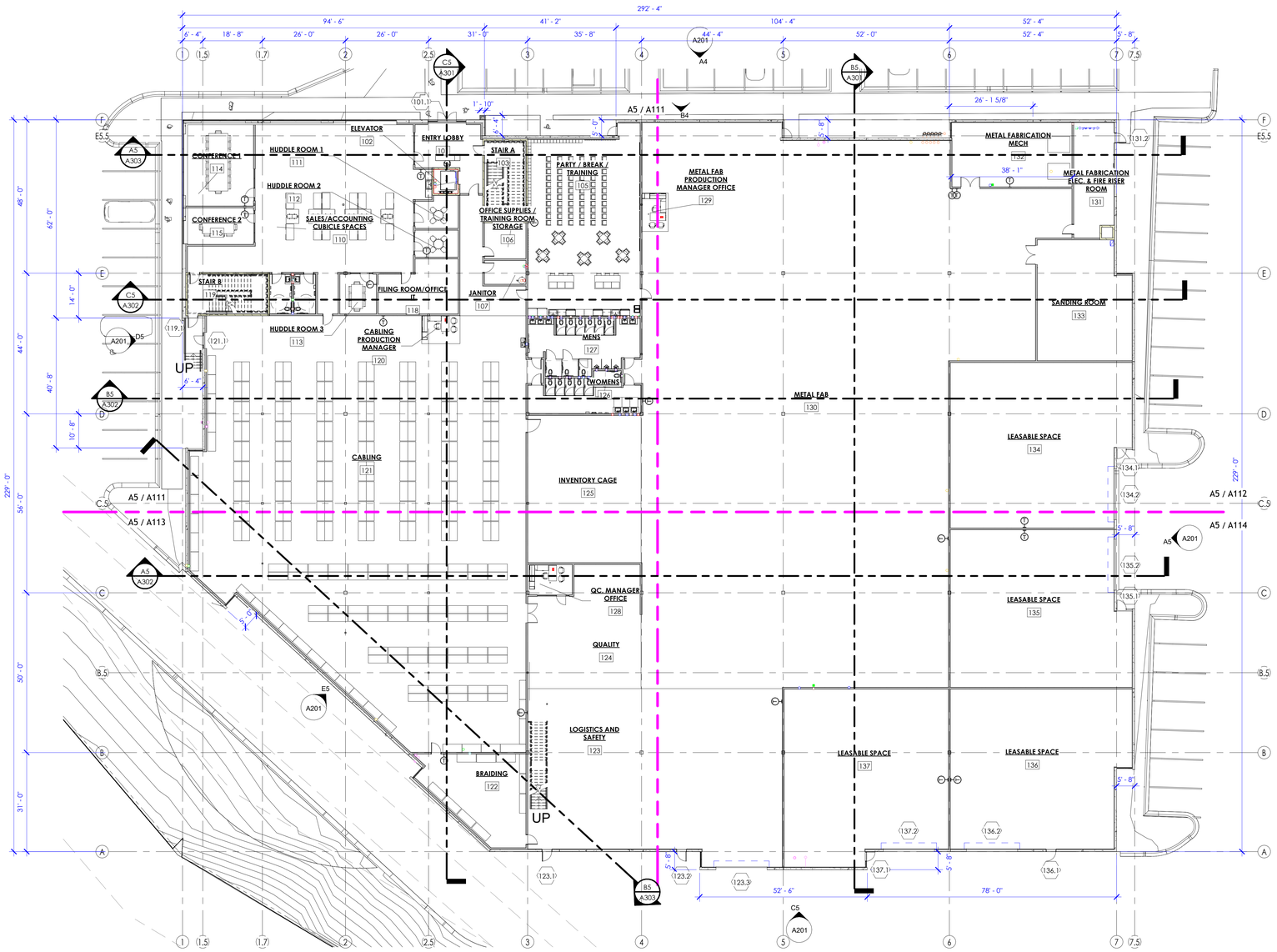
LEGEND

- (45-2) = DOOR TAGS
- (A) = STOREFRONT WALL TAGS
- (xx/xxx) = KEYNOTE TAGS
- (100) = ROOM NUMBER
- (C6) = WALL TYPE TAGS; SEE WALL TYPES ON G006
  - "C" = WALL TYPE
  - "6" = STUD SIZE
- (X / x/x) = DETAILS CALL-OUTS TAGS
- (X / x.x) = SECTION CUTS TAGS

KEYNOTE LEGEND

GENERAL NOTES

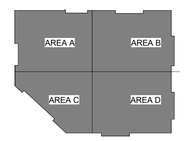
1. INTERIOR DIMENSION AT FACE OF STUD. EXTERIOR DIMENSIONS AT FACE OF TILT-UP PANEL.
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL COLORS AND MATERIALS.
3. INSTALL ALL MATERIALS PER MANUFACTURERS RECOMMENDATION.
4. ALL GYP. BOARD SURFACES TO BE TAPED, SANDED, AND PRIMED.
5. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
6. COORDINATE ALL WINDOWS HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND SCHEDULES.
7. FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS.
8. FIRE EXTINGUISHERS, SMOKE DETECTORS, OTHER EMERGENCY DEVICE LOCATIONS, AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
9. FRAMING CONTRACTOR SHALL PROVIDE ADDITIONAL BLOCKING THROUGHOUT THE PROJECT AS REQUIRED TO ACCOMMODATE WALL-MOUNTED FURNISHINGS, ARTWORK, ETC.
10. DOORS SHALL BE LOCATED 6" OFF OF ADJACENT WALL UNLESS NOTED OTHERWISE.
11. CONTRACTOR IS TO PROVIDE SUBMITTALS AND SHOP DRAWINGS ON ALL KEYNOTED ITEMS FOR APPROVAL FROM OWNER/ARCHITECT.
12. PRIOR TO ORDERING ANY EXTERIOR FINISHES, THE CONTRACTOR IS TO VERIFY ALL COLORS AND TYPES OF MATERIALS WITH OWNER/ARCHITECT
13. ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND THE ASSOCIATED DETAILS - SEE G003 AND G004. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.



A5 / A101 **LEVEL 01**

1/16" = 1'-0" / APPROXIMATELY GROSS 62,524 SQFT

KEY PLAN



GRAPHIC SCALE 0 8' 16' 32'

NORTH

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Revision Schedule		
MARK	DESCRIPTION	Revision Date

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LEVEL 01 FLOOR PLAN

PROJECT STATUS

DATE: PROJECT ISSUE DATE

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A101

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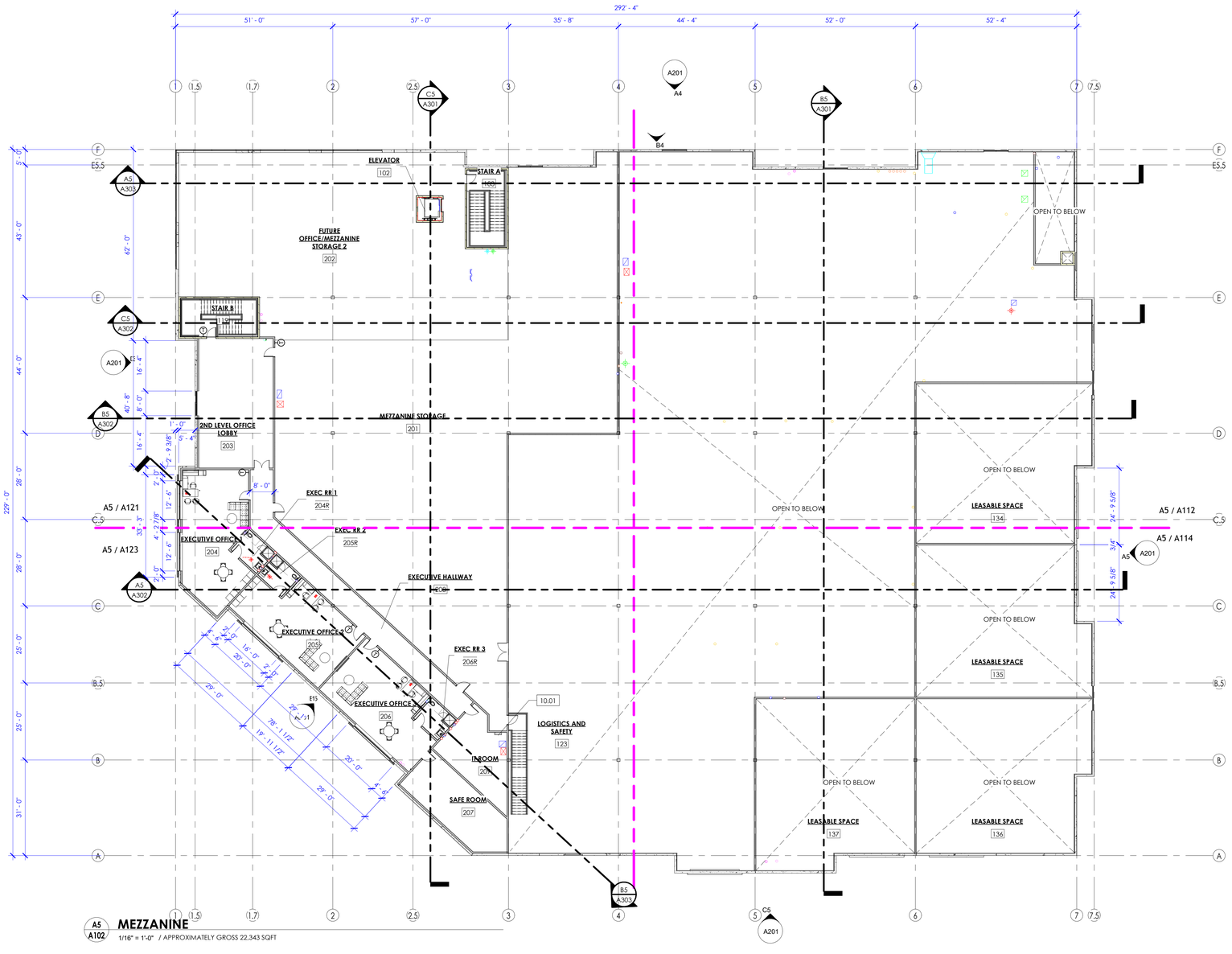
LEGEND

- (145-2) = DOOR TAGS
- (A) = STOREFRONT WALL TAGS
- xx/xxx = KEYNOTE TAGS
- 100 = ROOM NUMBER
- C & 1 = WALL TYPE TAGS; SEE WALL TYPES ON G006
  - "C" = WALL TYPE
  - "6" = STUD SIZE
- x / x/x = DETAILS CALL-OUTS TAGS
- x / x.x = SECTION CUTS TAGS

KEYNOTE LEGEND	
10.01	ROOF ACCESS LADDER

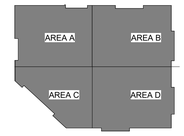
GENERAL NOTES

1. INTERIOR DIMENSION AT FACE OF STUD. EXTERIOR DIMENSIONS AT FACE OF TILT-UP PANEL.
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL COLORS AND MATERIALS.
3. INSTALL ALL MATERIALS PER MANUFACTURERS RECOMMENDATION.
4. ALL GYP. BOARD SURFACES TO BE TAPED, SANDED, AND PRIMED.
5. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
6. COORDINATE ALL WINDOWS HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND SCHEDULES.
7. FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS.
8. FIRE EXTINGUISHERS, SMOKE DETECTORS, OTHER EMERGENCY DEVICE LOCATIONS, AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
9. FRAMING CONTRACTOR SHALL PROVIDE ADDITIONAL BLOCKING THROUGHOUT THE PROJECT AS REQUIRED TO ACCOMMODATE WALL-MOUNTED FURNISHINGS, ARTWORK, ETC.
10. DOORS SHALL BE LOCATED 6" OFF OF ADJACENT WALL UNLESS NOTED OTHERWISE.
11. CONTRACTOR IS TO PROVIDE SUBMITTALS AND SHOP DRAWINGS ON ALL KEYNOTED ITEMS FOR APPROVAL FROM OWNER/ARCHITECT.
12. PRIOR TO ORDERING ANY EXTERIOR FINISHES, THE CONTRACTOR IS TO VERIFY ALL COLORS AND TYPES OF MATERIALS WITH OWNER/ARCHITECT
13. ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND THE ASSOCIATED DETAILS - SEE G003 AND G004. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.



A5 / A102 **MEZZANINE**
1/16" = 1'-0" / APPROXIMATELY GROSS 22,343 SQFT

KEY PLAN



GRAPHIC SCALE 0 8' 16' 32'

NORTH

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Revision Schedule		
MARK	DESCRIPTION	Revision Date

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MEZZANINE FLOOR PLAN

PROJECT STATUS
DATE: PROJECT ISSUE DATE

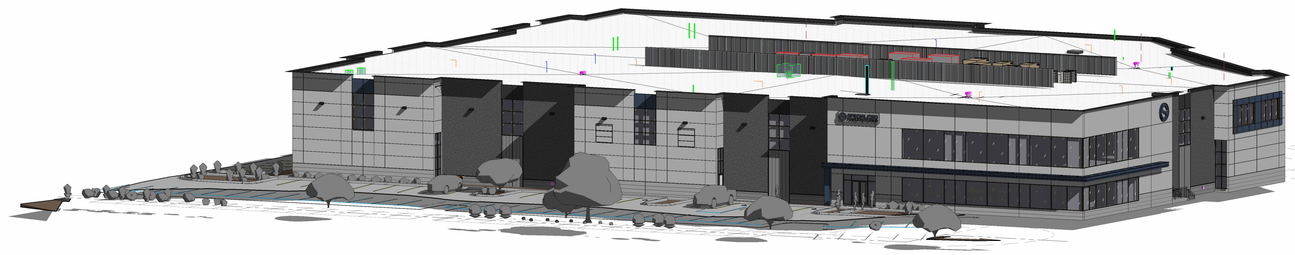
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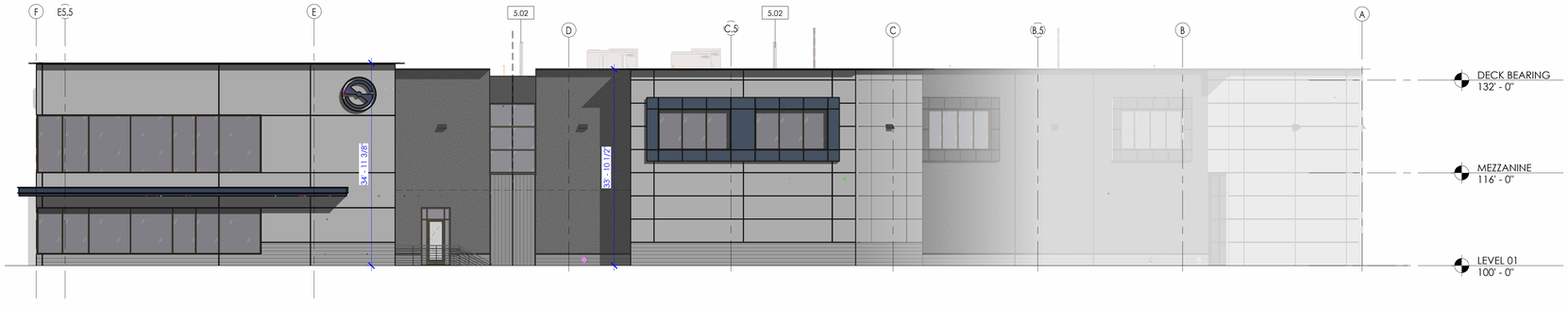
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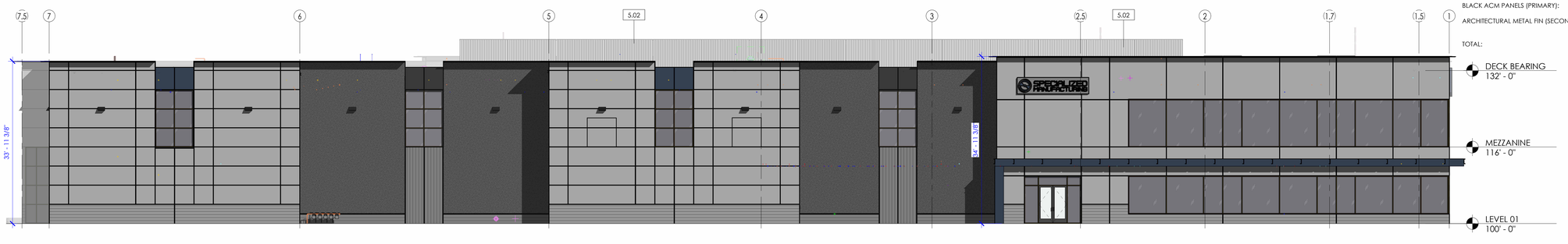


C5 P201 **NORTH WEST CORNER - 3D VIEW PRESENTATION**



B5 P201 **WEST BUILDING ELEVATION - PRESENTATION**

1" = 10'-0"



A5 P201 **NORTH BUILDING ELEVATION - PRESENTATION**

1" = 10'-0"

EXTERIOR ELEVATION MATERIALS LEGEND

- PRIMARY MATERIAL - PRECAST CONCRETE TILT UP PANEL - WITH SIKACOLOR-100 P GULL GRAY INTEGRAL ADMIXTURE
- PRIMARY MATERIAL - PRECAST CONCRETE TILT UP PANEL - VERTICALLY FORM LINED - FINISHED WITH SIKACOLOR-100 P DEEP CHARCOAL INTEGRAL ADMIXTURE
- PRIMARY MATERIAL - PRECAST CONCRETE TILT UP PANEL - WITH SIKACOLOR-100 P DEEP CHARCOAL INTEGRAL ADMIXTURE
- PRIMARY MATERIAL - PRECAST CONCRETE TILT UP PANEL - HORIZONTALLY FORM LINED - FINISHED WITH SIKACOLOR-100 P GULL GRAY INTEGRAL ADMIXTURE OR SIKACOLOR-100 P DEEP CHARCOAL INTEGRAL ADMIXTURE
- SPANDREL GLASS WITH REFLECTIVE COATING
- GLASS WITH REFLECTING COATING
- PRIMARY MATERIAL - BLUE COLORED ACM METAL PANEL - AZURE BLUE BY ALUCOBOND
- PRIMARY MATERIAL - BLACK COLORED ACM METAL PANEL - TRI-CORN BLACK BY ALUCOBOND
- TPO ROOFING - WHITE COLOR

KEYNOTE LEGEND	
5.02	MECHANICAL SCREENING

GENERAL EXTERIOR FINISH NOTES

1. ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING.
2. REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
3. SEE DETAILS FOR TYPICAL CONCRETE REVEALS, PANEL JOINTS, AND FORM LINERS
4. CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHANE SEALANT
5. REFER TO MECHANICAL COM-CHECK FOR GLAZING STANDARDS
6. EXTERIOR FINISHES AND SAMPLES MUST BE PRESENTED AND APPROVED PRIOR TO APPLICATION
7. ALL PRODUCTS MUST BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND MUST COMPLY WITH ALL WIND LOADING PER THE GENERAL STRUCTURAL NOTES.

PRECAST CONCRETE TILT PANEL - GULL GRAY ADMIXTURE FINISH (PRIMARY):	2,359 SF	62.5%
PRECAST CONCRETE TILT PANEL - DEEP CHARCOAL ADMIXTURE FINISH (PRIMARY):	1,184 SF	31.3%
BLUE ACM PANELS (PRIMARY):	188 SF	04.9%
BLACK ACM PANELS (PRIMARY):	37 SF	00.9%
ARCHITECTURAL METAL FIN (SECONDARY):	06 SF	00.1%
TOTAL:	3,774 SF	100%

PRECAST CONCRETE TILT PANEL - GULL GRAY ADMIXTURE FINISH (PRIMARY):	4,048 SF	55.9%
PRECAST CONCRETE TILT PANEL - DEEP CHARCOAL ADMIXTURE FINISH (PRIMARY):	2,860 SF	40.0%
BLUE ACM PANELS (PRIMARY):	242 SF	03.3%
BLACK ACM PANELS (PRIMARY):	74 SF	01.1%
ARCHITECTURAL METAL FIN (SECONDARY):	06 SF	00.1%
TOTAL:	7,230 SF	100%

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CONCORD PROPERTIES LLC

687 W 12300 SOUTH

Revision Schedule		
MARK	DESCRIPTION	Revision Date

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PRESENTATION - BUILDING ELEVATION

DATE: PROJECT ISSUE DATE

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P201

PROJECT STATUS

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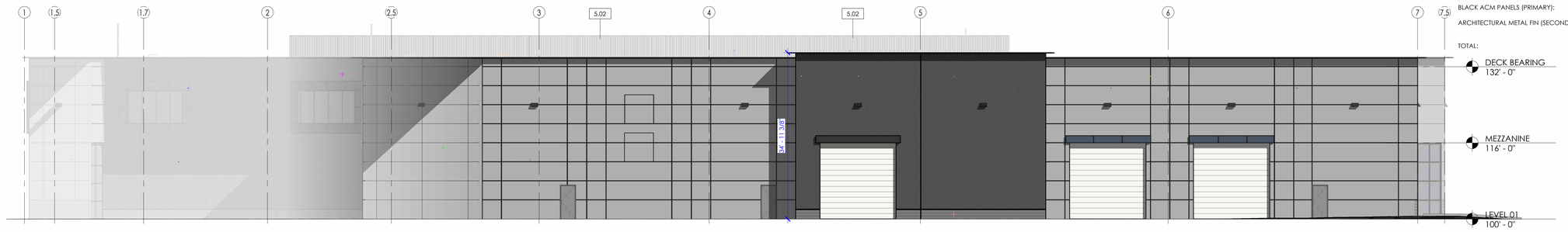


2 P202 **SOUTH WEST CORNER - 3D VIEW PRESENTATION**



B5 P202 **SOUTHWEST BUILDING ELEVATION - PRESENTATION**

1" = 10'-0"



A5 P202 **SOUTH BUILDING ELEVATION - PRESENTATION**

1" = 10'-0"

EXTERIOR ELEVATION MATERIALS LEGEND

- PRIMARY MATERIAL - PRECAST CONCRETE TILT UP PANEL - WITH SIKACOLOR-100 P GULL GRAY INTEGRAL ADMIXTURE
- PRIMARY MATERIAL - PRECAST CONCRETE TILT UP PANEL - VERTICALLY FORM LINED - FINISHED WITH SIKACOLOR-100 P DEEP CHARCOAL INTEGRAL ADMIXTURE
- PRIMARY MATERIAL - PRECAST CONCRETE TILT UP PANEL - WITH SIKACOLOR-100 P DEEP CHARCOAL INTEGRAL ADMIXTURE
- PRIMARY MATERIAL - PRECAST CONCRETE TILT UP PANEL - HORIZONTALLY FORM LINED - FINISHED WITH SIKACOLOR-100 P GULL GRAY INTEGRAL ADMIXTURE OR SIKACOLOR-100 P DEEP CHARCOAL INTEGRAL ADMIXTURE
- SPANDREL GLASS WITH REFLECTIVE COATING
- GLASS WITH REFLECTING COATING
- PRIMARY MATERIAL - BLUE COLORED ACM METAL PANEL - AZURE BLUE BY ALUCOBOND
- PRIMARY MATERIAL - BLACK COLORED ACM METAL PANEL - TRI-CORN BLACK BY ALUCOBOND
- TPO ROOFING - WHITE COLOR

KEYNOTE LEGEND	
5.02	MECHANICAL SCREENING

GENERAL EXTERIOR FINISH NOTES

1. ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING.
2. REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
3. SEE DETAILS FOR TYPICAL CONCRETE REVEALS, PANEL JOINTS, AND FORM LINERS
4. CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHANE SEALANT
5. REFER TO MECHANICAL COM-CHECK FOR GLAZING STANDARDS
6. EXTERIOR FINISHES AND SAMPLES MUST BE PRESENTED AND APPROVED PRIOR TO APPLICATION
7. ALL PRODUCTS MUST BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND MUST COMPLY WITH ALL WIND LOADING PER THE GENERAL STRUCTURAL NOTES.

PRECAST CONCRETE TILT PANEL - GULL GRAY ADMIXTURE FINISH (PRIMARY):	1,693 SF	41.1%
PRECAST CONCRETE TILT PANEL - DEEP CHARCOAL ADMIXTURE FINISH (PRIMARY):	2,195 SF	53.3%
BLUE ACM PANELS (PRIMARY):	0 SF	00.0%
BLACK ACM PANELS (PRIMARY):	215 SF	05.4%
ARCHITECTURAL METAL FIN (SECONDARY):	11 SF	00.2%
TOTAL:	4,114 SF	100%

PRECAST CONCRETE TILT PANEL - GULL GRAY ADMIXTURE FINISH (PRIMARY):	4,215 SF	72.3%
PRECAST CONCRETE TILT PANEL - DEEP CHARCOAL ADMIXTURE FINISH (PRIMARY):	1,574 SF	26.7%
BLUE ACM PANELS (PRIMARY):	52 SF	00.9%
BLACK ACM PANELS (PRIMARY):	26 SF	00.4%
ARCHITECTURAL METAL FIN (SECONDARY):	09 SF	00.1%
TOTAL:	5,876 SF	100%

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Revision Schedule

MARK	DESCRIPTION	Revision Date

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PRESENTATION - BUILDING ELEVATION

DATE: **PROJECT ISSUE DATE**

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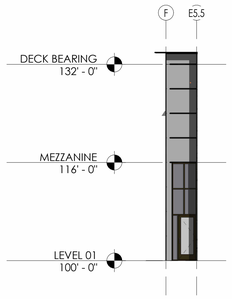
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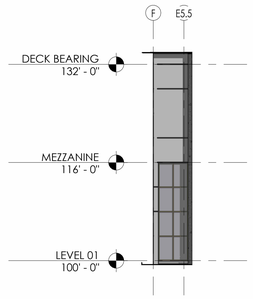
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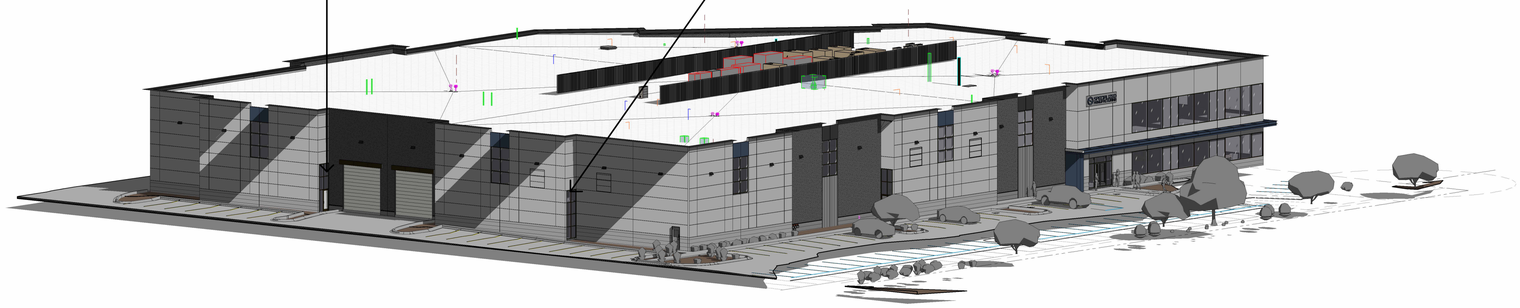
1 P203 **TYPICAL PEDISTRIAN RECESSED ENTRANCE**

1" = 10'-0"

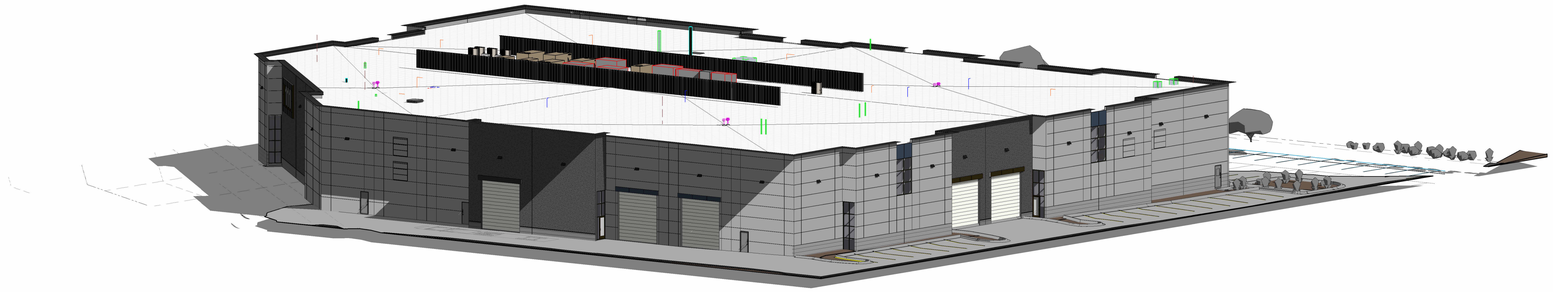


2 P203 **TYPICAL PEDISTRIAN RECESSED WINDOW**

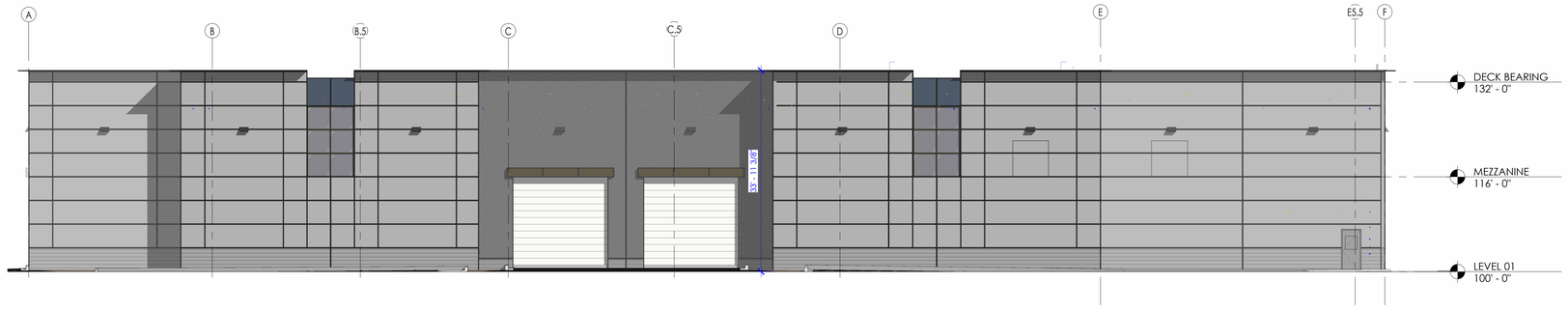
1" = 10'-0"



C5 P203 **NORTH EAST CORNER - 3D VIEW PRESENTATION**



B5 P203 **SOUTH EAST CORNER - 3D PRESENTATION**



A5 P203 **EAST BUILDING ELEVATION - PRESENTATION**

1" = 10'-0"

EXTERIOR ELEVATION MATERIALS LEGEND

- PRIMARY MATERIAL - PRECAST CONCRETE TILT UP PANEL - WITH SIKACOLOR-100 P GULL GRAY INTEGRAL ADMIXTURE
- PRIMARY MATERIAL - PRECAST CONCRETE TILT UP PANEL - VERTICALLY FORM LINED - FINISHED WITH SIKACOLOR-100 P DEEP CHARCOAL INTEGRAL ADMIXTURE
- PRIMARY MATERIAL - PRECAST CONCRETE TILT UP PANEL - WITH SIKACOLOR-100 P DEEP CHARCOAL INTEGRAL ADMIXTURE
- PRIMARY MATERIAL - PRECAST CONCRETE TILT UP PANEL - HORIZONTALLY FORM LINED - FINISHED WITH SIKACOLOR-100 P GULL GRAY INTEGRAL ADMIXTURE OR SIKACOLOR-100 P DEEP CHARCOAL INTEGRAL ADMIXTURE
- SPANDREL GLASS WITH REFLECTIVE COATING
- GLASS WITH REFLECTING COATING
- PRIMARY MATERIAL - BLUE COLORED ACM METAL PANEL - AZURE BLUE BY ALUCOBOND
- PRIMARY MATERIAL - BLACK COLORED ACM METAL PANEL - TRI-CORN BLACK BY ALUCOBOND
- TPO ROOFING - WHITE COLOR

KEYNOTE LEGEND

GENERAL EXTERIOR FINISH NOTES

1. ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING.
2. REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
3. SEE DETAILS FOR TYPICAL CONCRETE REVEALS, PANEL JOINTS, AND FORM LINERS
4. CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHANE SEALANT
5. REFER TO MECHANICAL COM-CHECK FOR GLAZING STANDARDS
6. EXTERIOR FINISHES AND SAMPLES MUST BE PRESENTED AND APPROVED PRIOR TO APPLICATION
7. ALL PRODUCTS MUST BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND MUST COMPLY WITH ALL WIND LOADING PER THE GENERAL STRUCTURAL NOTES.

PRECAST CONCRETE TILT PANEL - GULL GRAY ADMIXTURE FINISH (PRIMARY):	4,878 SF	79.7%
PRECAST CONCRETE TILT PANEL - DEEP CHARCOAL ADMIXTURE FINISH (PRIMARY):	1,111 SF	18.3%
BLUE ACM PANELS (PRIMARY):	74 SF	01.3%
BLACK ACM PANELS (PRIMARY):	54 SF	00.5%
ARCHITECTURAL METAL FIN (SECONDARY):	09 SF	00.1%
TOTAL:	6,126 SF	100%

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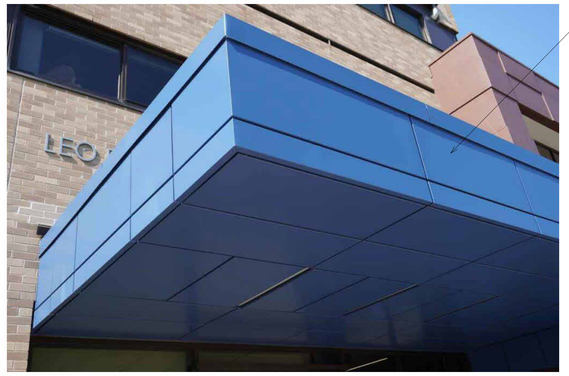
P203

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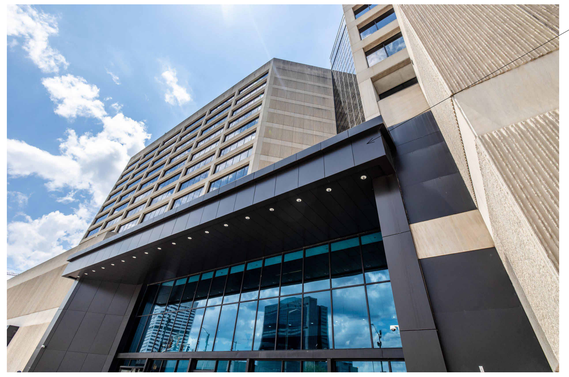
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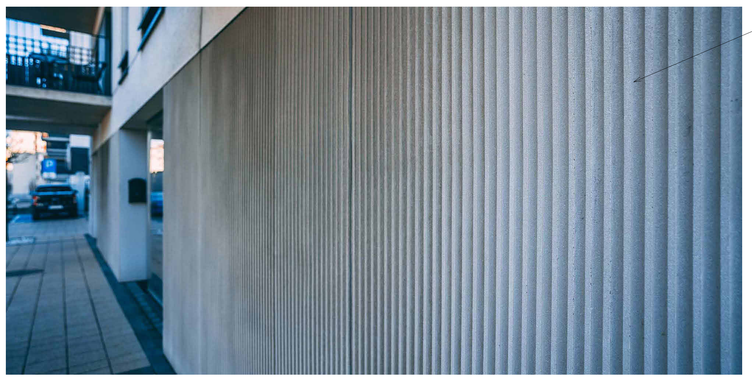


PRIMARY MATERIAL - BLUE COLORED ACM METAL PANEL - AZURE BLUE BY ALUCOBOND



PRIMARY MATERIAL - BLACK COLORED ACM METAL PANEL - TRI-CORN BLACK BY ALUCOBOND

ARCHITECTURAL METAL FIN TO MATCH BLACK COLORED ACM METAL PANEL TRI-CORN BLACK



PRIMARY MATERIAL - PRECAST CONCRETE TILT UP PANEL - VERTICALLY FORM LINED - FINISHED WITH SIKACOLOR-100 P DEEP CHARCOAL INTEGRAL ADMIXTURE



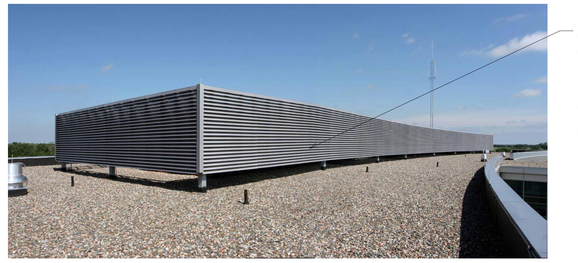
PRIMARY MATERIAL - PRECAST CONCRETE TILT UP PANEL - HORIZONTALLY FORM LINED - FINISHED WITH SIKACOLOR-100 P GULL GRAY INTEGRAL ADMIXTURE OR SIKACOLOR-100 P DEEP CHARCOAL INTEGRAL ADMIXTURE



SOLID METAL GATES FOR DUMPSTER ENCLOSURE BY APEX GATES OR ARCHITECT APPROVED OTHERS. GATE PAINTED TO MATCH SHERWIN WILLIAMS GRIZZLE GRAY



PRECAST CONCRETE FENCING FOR THE DUMPSTER ENCLOSURE BY OTHERS. STONE MASONRY PATTERN PRECAST PANELS TO BE STAINED TO MATCH SIKA'S CHARCOAL GRAY INTEGRAL ADMIXTURE USED ON PRECAST PANELS ON THE MAIN BUILDING.



MECHANICAL EQUIPMENT SCREENING. PAINT SCREEN EITHER GULL GRAY OR CHARCOAL TO MATCH PRECAST CONCRETE PANELS OF MAIN BUILDING



TPO ROOFING - WHITE COLOR



CLEAR & SPANDREL GLASS WITH REFLECTIVE COATING

SIKA INTEGRAL COLOR ADMIXTURE COLORS

U18 Gull Gray

U28 Charcoal

ALUCOBOND ACM PANEL COLORS + ARCHITECTURAL METAL FIN

AZURE BLUE

TRICORN BLACK

ae urbia
ARCHITECTS & ENGINEERS
909 W SOUTH JORDAN PKWY SOUTH JORDAN-UT 84095
www.aeurbia.com 801.746.0450

STAMPED FOR CITY APPROVAL ONLY. NOT CONSTRUCTION

LICENSED ARCHITECT 174600 JAMES MICHAEL WALKER STATE OF UTAH

8/29/2025 3:17:47 PM

SPECIALIZED MANUFACTURING
CONCORD PROPERTIES LLC
687 W 12300 SOUTH

Revision Schedule		
MARK	DESCRIPTION	Revision Date

AE2023.312

PRESENTATION - MATERIAL BOARD

DATE: **PROJECT ISSUE DATE**

SHEET #:

P301

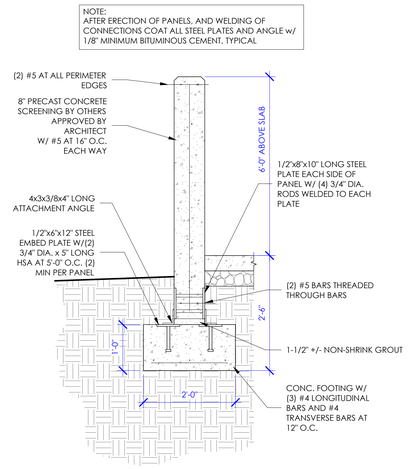
PROJECT STATUS

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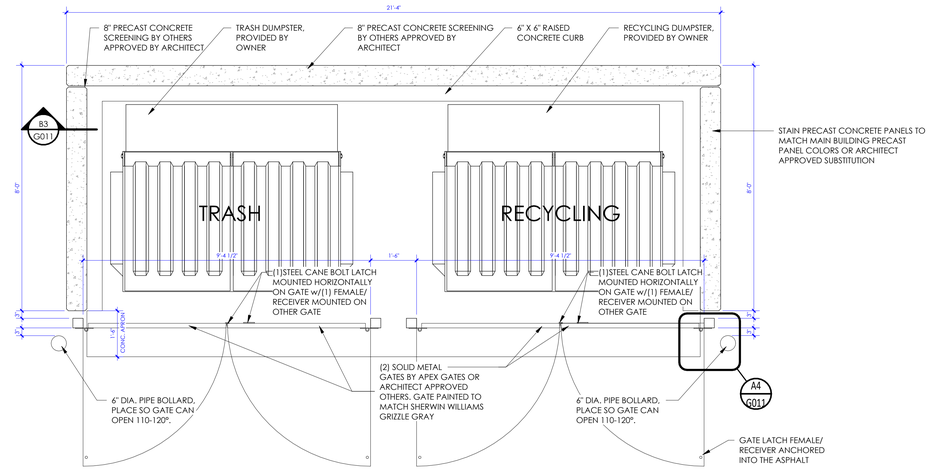
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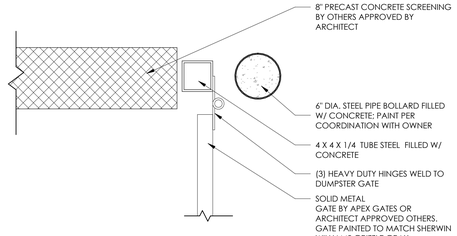
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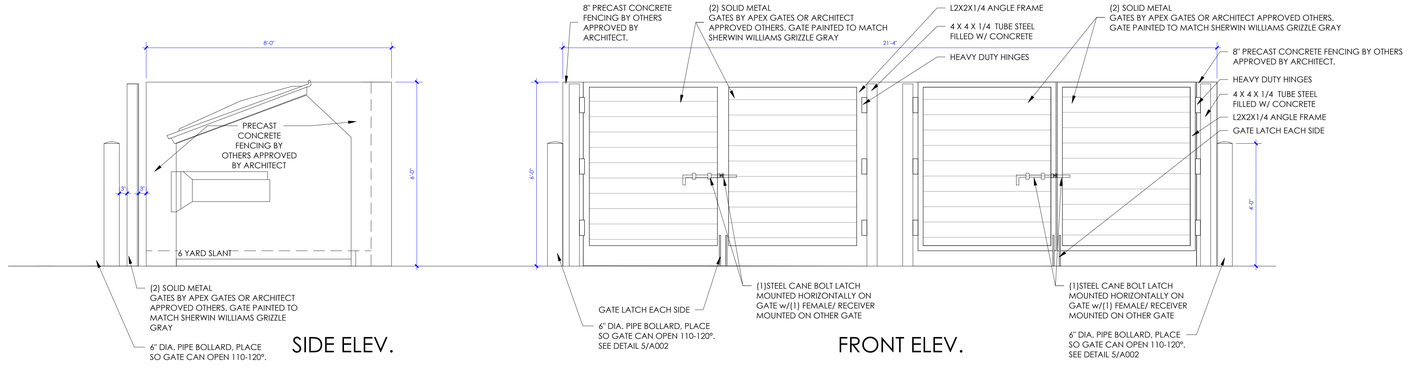
B3 / G011 **DUMPSTER ENCLOSURE WALL SECTION TILT-UP CONCRETE**
3/4" = 1'-0"



B2 / G011 **DUMPSTER ENCLOSURE PLAN**
1/2" = 1'-0"



A4 / G011 **DUMPSTER ENCLOSURE DETAIL**
1 1/2" = 1'-0"



A3 / G011 **DUMPSTER ENCLOSURE ELEVATIONS**
1/2" = 1'-0"

urbia ARCHITECTS & ENGINEERS
909 W SOUTH JORDAN PKWY SOUTH JORDAN-UT 84095
www.aeurbia.com 801.746.0450

LICENSED ARCHITECT 174600 JAMES MICHAEL WALKER STATE OF UTAH

8/29/2025 3:17:47 PM

SPECIALIZED MANUFACTURING
CONCORD PROPERTIES LLC
687 W 12300 SOUTH

Revision Schedule

MARK	DESCRIPTION	Revision Date

AE2023.312

SITE DETAILS

PROJECT STATUS

DATE: **PROJECT ISSUE DATE**

SHEET #:

G011

8/29/2025 3:17:47 PM

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EXHIBIT I
LIGHTING PLANS

Schedule							
Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	Input Power
○	DL1	13	Lithonia Lighting	LDN6 40/10 LO6AR LSS	6IN LDN, 4000K, 1000LM, CLEAR, SEMI-SPECULAR REFLECTOR, CRI80	952	10.44
□	PL1	5	Lithonia Lighting	RSX2 LED P1 40K R3 HS	RSX LED Area Luminaire Size 2 P1 Lumen Package 4000K CCT Type R3 Distribution with HS shield	7715	72.06
▭	WL1	19	Lithonia Lighting	WDGE3 LED P1 70CRI R3 40K	WDGE3 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 OPTIC	7523	51.1717
▭	WL2	10	Lithonia Lighting	WDGE2 LED P4 40K 70CRI T3M	WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 MEDIUM OPTIC	4817	46.6589
□	PL2	2	Lithonia Lighting	RSX2 LED P1 40K R5	RSX Area Fixture Size 2 P1 Lumen Package 4000K CCT Type R5 Distribution	11284	144.12

Statistics							
	Description	Symbol	Avg	Max	Min	Avg/Max	Max/Avg
1	PARKING	+	2.7 fc	6.5 fc	0.1 fc	0.4:1	2.41
2	PEDESTRIAN AREA	+	0.5 fc	1.5 fc	0.0 fc	0.3:1	3.00
6	PROPERTY LINE NORTHEAST	+	0.0 fc	0.2 fc	0.0 fc	0.0:1	N/A
5	PROPERTY LINE SOUTH	+	0.1 fc	0.2 fc	0.0 fc	0.5:1	N/A
4	CANOPY	+	7.0 fc	8.3 fc	4.9 fc	0.8:1	1.19

3

KEYED NOTES

1. THIS CALCULATION IS BASED ON THE PARKING (OTHER USES) ILLUMINATION SECTION OF DCMC 9-20-070, TABLE 9-20-1 WHICH STATES A MAXIMUM ILLUMINATION OF 8.0 FC, MAXIMUM AVERAGE ILLUMINATION OF 5.0 FC, AND MAX:AVE ILLUMINATION RATIO OF 2.5:1.
2. THIS CALCULATION IS BASED ON THE PEDESTRIAN AREA ILLUMINATION SECTION OF DCMC 9-20-070, TABLE 9-20-1 WHICH STATES A MAXIMUM ILLUMINATION OF 7.0 FC, MAXIMUM AVERAGE ILLUMINATION OF 4.0 FC, AND MAX:AVE ILLUMINATION RATIO OF 3.0:1.
3. THIS CALCULATION IS BASED ON THE PROPERTY LINE ILLUMINATION SECTION OF DCMC 9-20-070, TABLE 9-20-1 WHICH STATESA MAXIMUM ILLUMINATION OF 0.2 FC AND MAXIMUM AVERAGE ILLUMINATION OF 0.1 FC.
4. THIS CALCULATION IS BASED ON THE CANOPY ILLUMINATION SECTION OF DCMC 9-20-070, TABLE 9-20-1 WHICH STATES A MAXIMUM ILLUMINATION OF 15.0 FC, MAXIMUM AVERAGE ILLUMINATION OF 10.0 FC, MAX:AVE ILLUMINATION RATIO OF 2.0:1.
5. PROPERTY LINE ILLUMINATION IS MEASURED AT THE TOP OF THE SOLID 8' FENCE THAT SURROUNDS THE SOUTH AND SOUTHWEST SIDES OF THE PROPERTY. COORDINATE FENCE LOCATION WITH CIVIL DRAWINGS.
6. PROPERTY LINE ILLUMINATION FOR THE NORTH AND EAST SIDES OF THE PROPERTY ARE MEASURED AT GROUND LEVEL.

GENERAL NOTES

A. PROPERTY LINE VALUES ARE SHOWN WITH A BOLDED FONT FOR CLARITY. SEE KEYED NOTES 5 AND 6 FOR PROPERTY LINE ILLUMINATION MEASUREMENT INFORMATION.
B. ALL LIGHTLY TONED CALCULATION POINTS REFLECT AREAS WITHIN THE SITE BOUNDARY AND ARE MEASURED AT GROUND LEVEL. PLEASE REFER TO THE PROPERTY LINE CALCULATION VALUES FOR LIGHTING LEVEL AT THE PROPERTY LINE RATHER THAN THE LIGHTLY TONED SITE ILLUMINATION. LIGHTLY TONED VALUES MAY BE BLOCKED BY OBSTACLES ON SITE LIKE THE SOUTH FENCE AND DO NOT ALWAYS REFLECT THE TRUE AMOUNT OF LIGHT GOING OVER PROPERTY LINE.

LTG CTRL SEQUENCE OF OPERATION

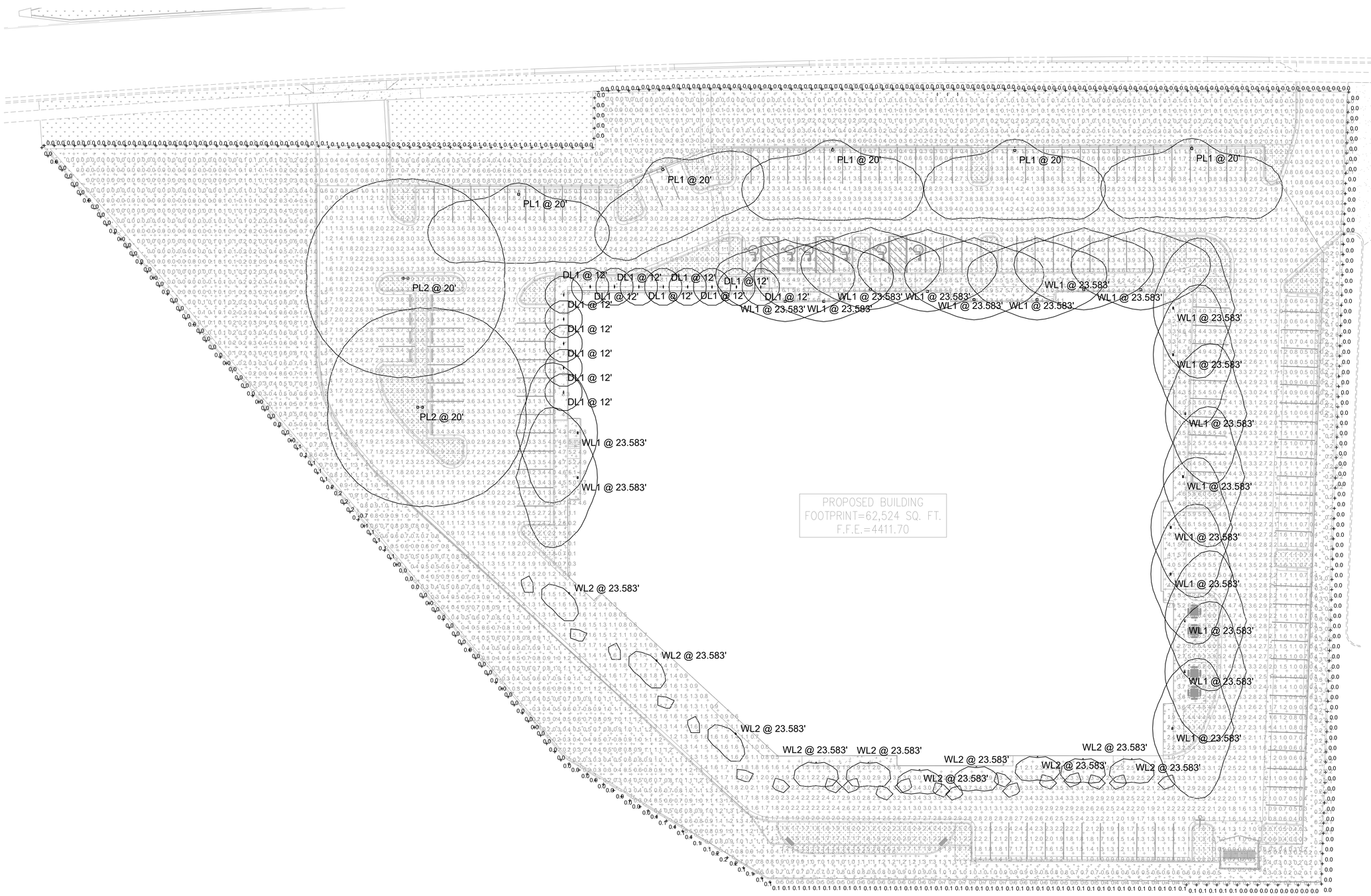
LIGHTING AND CONTROLS ARE DESIGNED TO MEET IECC 2021.

LIGHTING CONTROL PANEL WILL BE PROGRAMMED TO TURN LIGHTS ON AND OFF FOR HOURS OF OPERATION.

EXTERIOR LIGHTING MONDAY THROUGH THURSDAY SHALL BE PROGRAMMED TO SHUT OFF NO LATER THAN 6 P.M. WHICH IS ONE HOUR AFTER BUSINESS CLOSING, AND NO EARLIER THAN 5 A.M WHICH IS 1 HOUR BEFORE BUSINESS OPEN. PHOTOCELL WILL AUTOMATICALLY TURN LIGHTS OFF WHEN DAYLIGHTING IS PRESENT AND SATISFIES THE LIGHTING NEEDS. (C405.2.7.1 - C405.2.7.4)

EXTERIOR LIGHTING ON FRIDAY SHALL BE PROGRAMMED TO SHUT OFF NO LATER THAN 1 P.M. WHICH IS ONE HOUR AFTER BUSINESS CLOSING, AND NO EARLIER THAN 6 A.M WHICH IS 1 HOUR BEFORE BUSINESS OPEN. PHOTOCELL WILL AUTOMATICALLY TURN LIGHTS OFF WHEN DAYLIGHTING IS PRESENT AND SATISFIES THE LIGHTING NEEDS. (C405.2.7.1 - C405.2.7.4)

EXTERIOR LIGHTING ON WEEKENDS SHALL BE PROGRAMMED TO SHUT OFF AT ALL HOURS OF THE DAY.

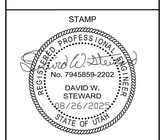


1 / E801 SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

SPECIALIZED MANUFACTURING DRAPER

693 WEST 12300 SOUTH
DRAPER, UT 84065

STAMP



REVISIONS

ROCKY MOUNTAIN
CONSULTING ENGINEERS, INC.
2322 West 12600 South, Suite F | Riverton, UT 84065
(801) 544-0363 | www.rmcesi.com

PROJECT #:	25099
DRAWN BY:	BP / OG
CHECKED BY:	WW
DATE:	08/26/2025

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SHEET TITLE:

SITE PHOTOMETRIC PLAN

E801

Schedule							
Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	Input Power
○	DL1	13	Lithonia Lighting	LDN6 40/10 LO6AR LSS	6IN LDN, 4000K, 1000LM, CLEAR, SEMI-SPECULAR REFLECTOR, CRI80	952	10.44
▪	PL1	5	Lithonia Lighting	RSX2 LED P1 40K R3 HS	RSX LED Area Luminaire Size 2 P1 Lumen Package 4000K CCT Type R3 Distribution with HS shield	7715	72.06
▭	WL1	19	Lithonia Lighting	WDGE3 LED P1 70CRI R3 40K	WDGE3 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 OPTIC	7523	51.1717
▭	WL2	10	Lithonia Lighting	WDGE2 LED P4 40K 70CRI T3M	WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 MEDIUM OPTIC	4817	46.6589
▪	PL2	2	Lithonia Lighting	RSX2 LED P1 40K R5	RSX Area Fixture Size 2 P1 Lumen Package 4000K CCT Type R5 Distribution	11284	144.12

Statistics						
Description	Symbol	Avg	Max	Min	Avg/Max	Max/Avg
PARKING	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
PEDESTRIAN AREA	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
PROPERTY LINE NORTH/WEST	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
PROPERTY LINE SOUTH	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
CANOPY	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

GENERAL NOTES

A. PROPERTY LINE VALUES ARE SHOWN WITH A BOLDED FONT FOR CLARITY. SEE KEYED NOTES 5 AND 6 FOR PROPERTY LINE ILLUMINATION MEASUREMENT INFORMATION.
B. ALL LIGHTLY TONED CALCULATION POINTS REFLECT AREAS WITHIN THE SITE BOUNDARY AND ARE MEASURED AT GROUND LEVEL. PLEASE REFER TO THE PROPERTY LINE CALCULATION VALUES FOR LIGHTING LEVEL AT THE PROPERTY LINE RATHER THAN THE LIGHTLY TONED SITE ILLUMINATION. LIGHTLY TONED VALUES MAY BE BLOCKED BY OBSTACLES ON SITE LIKE THE SOUTH FENCE AND DO NOT ALWAYS REFLECT THE TRUE AMOUNT OF LIGHT GOING OVER PROPERTY LINE.

LTG CTRL SEQUENCE OF OPERATION

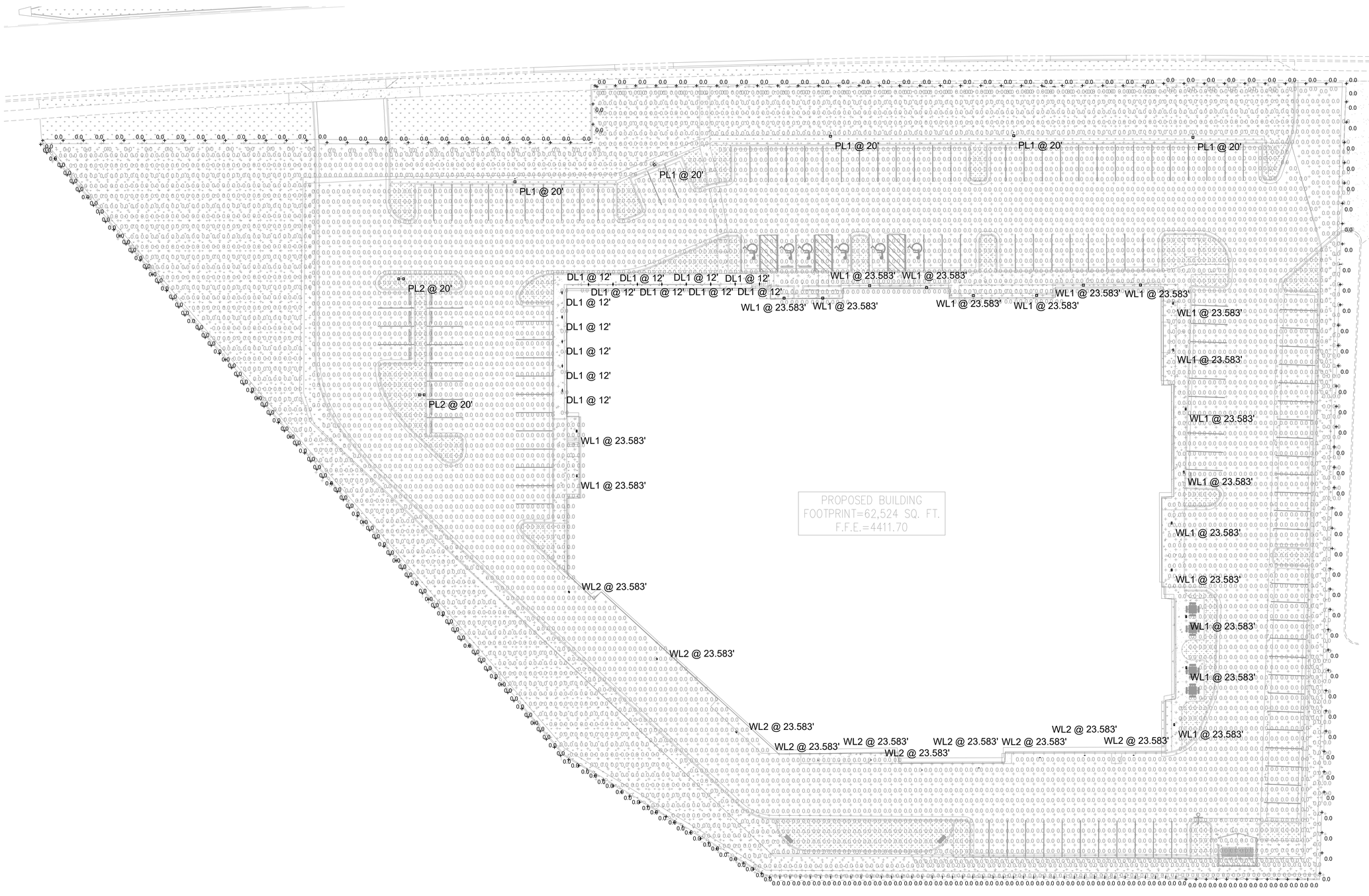
LIGHTING AND CONTROLS ARE DESIGNED TO MEET IECC 2021.

LIGHTING CONTROL PANEL WILL BE PROGRAMMED TO TURN LIGHTS ON AND OFF FOR HOURS OF OPERATION.

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EXTERIOR LIGHTING ON FRIDAY SHALL BE PROGRAMMED TO SHUT OFF NO LATER THAN 1 P.M. WHICH IS ONE HOUR AFTER BUSINESS CLOSING, AND NO EARLIER THAN 6 A.M WHICH IS 1 HOUR BEFORE BUSINESS OPEN. PHOTOCELL WILL AUTOMATICALLY TURN LIGHTS OFF WHEN DAYLIGHTING IS PRESENT AND SATISFIES THE LIGHTING NEEDS. (C405.2.7.1 - C405.2.7.4)

EXTERIOR LIGHTING ON WEEKENDS SHALL BE PROGRAMMED TO SHUT OFF AT ALL HOURS OF THE DAY.



1 E802 AFTER HOURS SITE PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"

SPECIALIZED MANUFACTURING DRAPER

693 WEST 12300 SOUTH
DRAPER, UT 84065

STAMP

PROFESSIONAL ENGINEER
No. 7945859-2202
DAVID W. STEWARD
08/26/2025
STATE OF UTAH

REVISIONS

ROCKY MOUNTAIN
CONSULTING ENGINEERS, INC.
2232 West 12600 South, Suite F | Riverton, UT 84065
(801) 540-0063 www.rmcpe.com

PROJECT #:	25099
DRAWN BY:	BP / QG
CHECKED BY:	WW
DATE:	08/26/2025

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SHEET TITLE:

AFTER HOURS SITE PHOTOMETRIC PLAN

E802



RSX2 LED
Area Luminaire

Catalog Number

Notes

Type

*Fill this table in or mouse over this page to see all interactive elements.

Specifications

EPA (ft²@0°): 0.69 ft² (0.06 m²)

Length: 29.3" (74.4 cm) (SPA mount)

Width: 13.4" (34.0 cm)

Height: 3.0" (7.6 cm) Main Body, 7.2" (18.3 cm) Arm

Weight (SPA mount): 30.0 lbs (13.6 kg)

Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

RSX2 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED	P1 P2 P3 P4 P5 P6	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide [1] R5S Type 5 Short [1] AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V) [1] HVOLT (347V-480V) [1] XVOLT (277V-480V) [1] (use specific voltage for options as noted) 120 [1] 277 [1] 208 [1] 347 [1] 240 [1] 480 [1]	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable s.pfitter (fits 2-3/8" OD tenon) [4] WBA Wall bracket [4] WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting [4] AARP Adjustable tilt arm round pole mounting [4] AAWB Adjustable tilt arm with wall bracket [4] AAWSC Adjustable tilt arm wall bracket and surface conduit box [4]

Options		Finish	
Shipped Installed		DDBXD	Dark Bronze
BS	House-side shield [2]	DBLXD	Black
PE	Photocontrol, button style [3]	DNAXD	Natural Aluminum
PER7	Seven-wire twist-lock receptacle only (no controls) [3, 10, 11]	DWHXD	White
SF	Single fuse (120, 277, 347) [5]	DDBTXD	Textured Dark Bronze
DF	Double fuse (208, 240, 480) [5]	DBLBXD	Textured Black
SPD20KV	20KV Surge pack (10KV standard)	DNATXD	Textured Natural Aluminum
FAD	Field adjustable output [6]	DWHGXD	Textured White
DMG	0-10V dimming external out back of housing for external control (control ordered separate) [7]		
DS	Dual switching [8,12]		

Shipped Installed

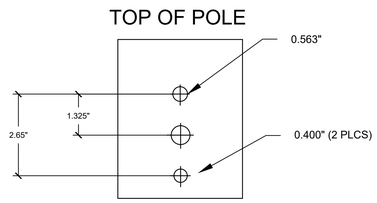
***Standalone and Networked Sensors/Controls (Factory default settings, see table page 9)**

NLTAIR2 PIRHN	nLight AIR generation 2, with Networked, 8ft (user) motion/ambient sensor [13, 14, 15]
BAA	Buy America(n) Act and/or Build America Buy America Qualified
CCE	Coastal Construction [9]

*Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone dimming sensor with out-of-box settings or as a wireless networked solution. See factory default settings table. Sensor coverage pattern is affected when luminaire is tilted.

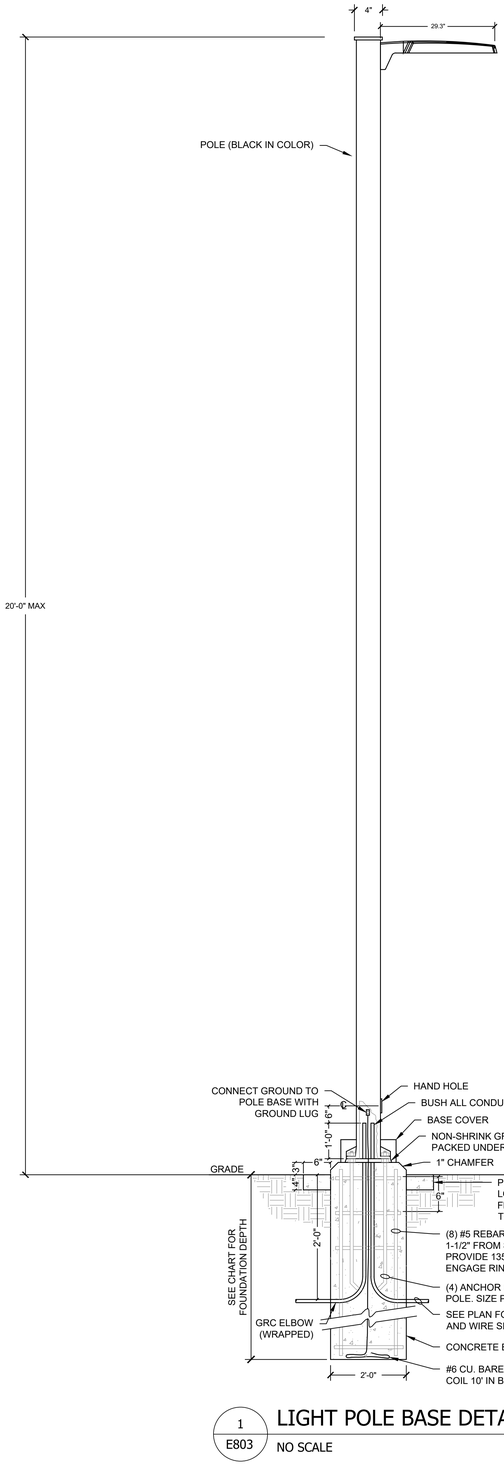
Shipped Separately (requires some field assembly)

EGS	External glare shield [7]
EGFV	External glare full visor (360° around light aperture) [7]
BS	Bird spikes [7]



2 / E803 TYPICAL POLE DRILLING TEMPLATE

NO SCALE



POLE FOUNDATION DEPTH	
POLE HEIGHT	FLUSH TO 6" ABOVE GRADE
20'	4'

* ALL FOUNDATIONS ARE 24" IN DIAMETER UNO.

1 / E803 LIGHT POLE BASE DETAIL

NO SCALE

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION —

Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, 0.120"), or 50 KSI (7-gauge, 0.179"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformity square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: Options include 4" tenon top, drilled for side mount fixture, tenon with drilling (includes extra handhole) and open top. Side drilled and open top poles include a removable top cap.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH — Extra durable painted finish is coated with TGIC (Triglycidyl Isocyanurate) Polyester powder that meets SAE and 5B classifications of ASTM D3359. Powder-coat finishes include Dark Bronze, White, Black, and Natural Aluminum colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes.

GOVERNMENT PROCUREMENT —

BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

INSTALLATION — Do not erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application.
Specifications subject to change without notice.

Catalog Number	
Notes	
Type	

Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

BAA BABA

SSS Square Straight Steel Poles

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. **Example:** SSS 20 5C DM28AS DDBXD

SSS					
Series	**Nominal fixture mounting height**	**Nominal shaft base size/wall thickness** [1]	**Mounting** [2]	**Options**	**Finish**
SSS	10'-39' (for 1/2 ft increments, add -6 to the pole height. **Ex:** 20-6 equals 20ft 6in.) (See technical information table for complete ordering information.)	4C 4" 11g (0.120") 4G 4" 7g (0.179") 5C 5" 11g (0.120") 5G 5" 7g (0.179") 6G 6" 7g (0.179") (See technical information table for complete ordering information.)	Tenon mounting PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) DDA/RDA/DM/MYP Drill mounting [3] DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° RAD drill mounting [3] DM19RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 90° DM39RAD 3 at 90° DM49RAD 4 at 90° ESA Drill mounting [3] DM19ESA 1 at 90° DM28ESA 2 at 180° DM29ESA 2 at 90° DM39ESA 3 at 90° DM49ESA 4 at 90° Arm drill mounting To be added as series + drill orientations **EX:** SAACH 19 for SAAAC arm drilling 1 at 90°	Shipped installed VD Vibration damper [4] JHxy J-Hook for cable strain relief [5] HAxy Horizontal arm bracket (1 fixture) [6,7] FDLxy Festoon outlet less electrical [6,7] FDLGFCIxy Festoon with GFCI outlet and in-use cover [6,8] CPL1/xy 1/2" coupling [9] CPL34/xy 3/4" coupling [9] CPL1/xy 1" coupling [9] NPL1/2/xy 1/2" threaded nipple [9] NPL34/xy 3/4" threaded nipple [9] NPL1/xy 1" threaded nipple [9] EHHxy Extra handhole [10] STLTMP Steel anchor bolt template (standard in paper) STLHHC Steel handhole cover (standard is plastic, finish is smooth) [10] FBCSTL2PC 2 Piece steel base cover (standard is plastic) [10] IC Interior coating [11] L/AB Less anchor bolts (Include when anchor bolts are not needed) TP Tamper resistant handhole cover fasteners NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) UL UL listed with label (includes NEC compliant cover) BAA Buy America(n) Act Compliant [12] VM/original orderH Match pole to prior order or project [13]	Super durable paint colors DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DGCXD Charcoal gray DTGXD Tennis green DBRXD Bright red DSBXD Steel blue DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white Other finishes GALV Galvanized finish Architectural colors and special finishes [14] (PAINT) GALV Paint over galvanizing VP10 5 year warranty extension VP15 5 year warranty extension RAL#### Use designated Lithonia Lighting nomenclature in brochure Custom color Nomenclature assigned through Customer Care "Custom Color Process"

Accessories: *Order as separate catalog number.*	
PL DT20	Plugs for ESA drillings
PL DT8	Plugs for DM(xx)AS drillings
FVD xxT	Field installed vibration damper (snake style)

NOTES:

1. Wall thickness will be signified with a "C" (11-Gauge) or "G" (7-Gauge) in nomenclature. "C" - 0.120" / "G" - 0.179".
2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, specify as drilling option for mounting option. The combination includes a required extra handhole.
3. Refer to page 10.
4. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
5. On 4" and 5" poles, VD cannot be installed if provisions (EHH, FBL, NPL, CPL) are located higher than 2/3 of the pole's total height.
   Example: Pole height is 25ft, 4 provision cannot be placed above 16ft.
6. Specify location and orientation when ordering option.
   For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".
   Example: 5ft = 5 and 20ft 3in = 20-3
   For "y": Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram below.
   Example: 1/2" mounting at 3' 8", orientation C = CPL1/2-3-C
7. Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arms at the same height, specify with HAxyy.
   Example: HA2060
8. FDL does not come with GFCI outlet or handhole cover. These must be supplied by contractor or electrician.
9. Festoon option that comes with GFCI and in-use cover. GFCI and in-use cover ship separately from pole.
10. Combination of tenon top and drill mount includes extra handhole. EHH includes cover.
11. Interior coating on cover and base covers come standard with all poles. Items ship separately. Additional parts can be ordered as replacements.
12. N/A with GALV.
13. Use when mill certifications are required
14. Must add original order number. Not for replacement parts or post sales issues, contact tech support or post sales teams. VM is used to ensure poles match in appearance exactly from order to order, on a single project site. A common use case would be a multi-phase project with multiple orders. *Example: VM010-26784*
15. Must be quoted through RQD. Finishes do not require RFA. RAL colors available are shown in "Architectural Colors brochure". Lead times may be extended up to 2 weeks due to paint procurement.

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SPECIALIZED MANUFACTURING DRAPER

693 WEST 12300 SOUTH
DRAPER, UT 84065

STAMP

REGISTERED PROFESSIONAL ENGINEER
No. 7945859-2202
DAVID W. STEWARD
08/26/2025
STATE OF UTAH

REVISIONS

ROCKY MOUNTAIN CONSULTING ENGINEERS, INC.
2302 West 12600 South, Suite F | Riverton, UT 84065
(801) 254-9200 www.rmcpllc.com

PROJECT #:	25099
DRAWN BY:	BP / OG
CHECKED BY:	WW
DATE:	08/26/2025

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SHEET TITLE:

SITE PHOTOMETRIC DETAILS

E803



WDGE3 LED

Architectural Wall Sconce

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 8"
Depth (D2): 1.5"
Height: 9"
Width: 18"
Weight: (without options) 19.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE3 has been designed to deliver up to 12,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.

design select — Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE3 LED P3 40K 70CRI R3 MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE3 LED	P0 P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	70CRI 80CRI	R2 Type 2 R3 Type 3 R4 Type 4 RFT Forward Throw	MVOLT 347 480	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (qty) damp locations only

Shipped separately
AWS 3/8 inch Architectural wall spacer
PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

Options		Finish	
E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 0°C min)	DDBXD	Dark bronze
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, -20°C min)	DBLBXD	Black
PE	Photocell, Button Type	DNAXD	Natural aluminum
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD	White
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSSXD	Sandstone
SPD10KV	10kV Surge pack	DDBTXD	Textured dark bronze
CCE	Coastal Construction	DBLBXD	Textured black
		DNATXD	Textured natural aluminum
		DWHGXD	Textured white
		DSSTXD	Textured sandstone

Standalone Sensors/Controls

PIR	Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PIRH	Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PIR1FC3V	Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.
PIRH1FC3V	Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls

NLTAIR2 PIR	Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.
NLTAIR2 PIRH	Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15'-30' mounting heights.
NLTAIRMZ PIR	Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.
NLTAIRMZ PIRH	Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15'-30' mounting heights.

See page 4 for out of box functionality

Accessories

Ordered and shipped separately.

WDGLAMS DDBXD	WDGE 3 Black Architectural Wall Spacer (specify finish)
WDGSPSBWM DDBXD U	WDGE3 surface-mounted back box (specify finish)

NOTES
1. 347V and 480V not available with E10WH and E20WC.
2. Not qualified for DLC. Not available with emergency battery backup or sensors/controls.
3. For PBBW and AWS with CCE option, require an 4RAB.
4. PE not available in 480V and with sensors/controls.
5. DMG option not available with sensors/controls.
6. Not available with E20WC option.
7. Available with MVOLT only and only rated to 25C ambient.

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WDGE2 LED

Architectural Wall Sconce
Precision Refractive Optic

Catalog Number

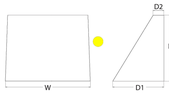
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: (without options) 13.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

design select — Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI T3M MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P0* P1* P2* P3* PX*	27K 2700K 30K 3000K 35K 3500K	40K 4000K 50K 5000K AMBP Amber	70CRI* 80CRI LW* Limited Wavelength	T1S Type I Short T2M Type II Medium T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT 347* 480*	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (qty) damp locations only*

Shipped separately
AWS 3/8inch Architectural wall spacer
PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available

Options		Finish	
E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 0°C min)	DDBXD	Dark bronze
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, -20°C min)	DBLBXD	Black
PE	Photocell, Button Type	DNAXD	Natural aluminum
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD	White
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSSXD	Sandstone
CCE	Coastal Construction	DDBTXD	Textured dark bronze
		DBLBXD	Textured black
		DNATXD	Textured natural aluminum
		DWHGXD	Textured white
		DSSTXD	Textured sandstone

Standalone Sensors/Controls

PIR	Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PIRH	Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching
PIR1FC3V	Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.
PIRH1FC3V	Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls

NLTAIR2 PIR	Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.
NLTAIR2 PIRH	Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15'-30' mounting heights.
NLTAIRMZ PIR	Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.
NLTAIRMZ PIRH	Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.

See page 4 for out of box functionality

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LITHONIA LIGHTING®

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.

Two combination ½"-3/4" and four ½" knockouts for straight-through conduit runs. *Capacity: 8 (4 W, 4 out).* No. 12 AWG conductors, rated for 90°C.

Accommodates 12" -24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step MacAdam Ellipse; 80 CRI minimum, 90 CRI optional.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff in source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

A+ CAPABLE LUMINAIRE — This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning when used with Acuity Brands controls products. All configurations of this luminaire are calibrated and tested to meet the Acuity Brands' specifications for chromatic consistency – including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates. To learn more about A+ standards, specifications, and testing visit www.acuitybrands.com/aplus.

DLC — DLC® is zero for fixtures aimed at roadway with a cut-off equal to or less than 60deg, per CIE 117-1996 Discomfort Glare in Interior Lighting.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

LUMEN MAINTENANCE — 70% lumen maintenance at 60,000 hours. L70/60,000 hours

LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. Drivers are RoHS compliant

GOVERNMENT PROCUREMENT — BAA – Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BABA option also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product with the BABA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

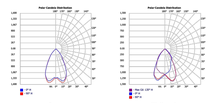
PERFORMANCE DATA

LDN6 3500K AR LS (80CRI)

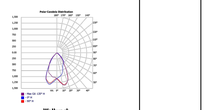
Nominal Lumens	Lumens	Wattage	Lm/W
500	527.9	5.8	90.5
750	758.1	8.9	85.1
1000	958.3	10.4	91.0
1500	1514	17.5	86.4
2000	2006	22.5	89.1
2500	2504	28.3	88.6
3000	3021	34.8	86.9
4000	4008	44.3	90.6
5000	4975	57.7	86.3

Notes
- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

DISTRIBUTIONS



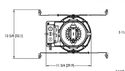
Open



Wallwash

DIMENSIONS

LDN6 500-3000 Lumens





See page 4 for other fixture dimensions

Catalog Number	
Notes	
Type	

LDN6 STATIC WHITE

6" Open and Wallwash LED
Non-IC
New Construction Downlight



Open Trim



Wallwash Trim

design select — Design Select options indicated by this color background.

LDN6

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN6 35/15 L06 AR LSS MVOLT EZ10

LDN6

Series	Color temperature	Lumens	Trim Style	Trim Color	Trim Finish	Flange Color	Voltage
LDN6 6" round	27/ 2700K 30/ 3000K 35/ 3500K 40/ 4000K 50/ 5000K	05 500 lumens 07 750 lumens 10 1000 lumens 15 1500 lumens 20 2000 lumens 25 2500 lumens 30 3000 lumens 40 4000 lumens 50 5000 lumens	L06 Downlight LWx Wallwash	AR Clear WH White BB BLACK Custom painted trim TRALTBD RAL painted trim	LSS Semi-specular LD Matte-diffuse LS Specular	TRFW Where painted flange TRBL Black painted flange FCPC Custom painted flange only FRALTBD RAL painted flange only	MVOLT Multi-volt 120 120V 277 277V 347 § 347V

Driver	Emergency §	Control Input †	Options
GZ10 0-10V driver dims to 10% GZ1 0-10V driver dims to 1% D10 Minimum dimming 10% driver for use with JOT D1 Minimum dimming 1% driver for use with JOT EZ1 0-10V nSeLs ELD driver with smooth and flicker-free deep dimming performance down to 1% EDA8 nSeLs ELD DALI SOLDRIVE dim to dark	(blank) No Emergency Needed EL Battery pack (1W constant power), non-T20 compliant, integral test switch ELR Battery pack (1W constant power), non-T20 compliant, remote test switch ELSD Self-diagnostic battery pack (1W constant power), non-T20 compliant, integral test switch ELRSD Self-diagnostic battery pack (1W constant power), non-T20 compliant, remote test switch E10WCP Battery pack (10W constant power), T20 compliant, integral test switch E10WCPR Battery pack (10W constant power), T20 compliant, remote test switch E10WEMSTAR Emergency battery pack, 10W with remote test switch and Iota STAR technology	(blank) No Control Input Needed WSC Wireless room control with "Just One Touch" pairing nLight® network power/relay pack with 0-10V dimming for non-nSeLs ELD drivers (GZ10, GZ1). nLight® network power/relay pack with 0-10V dimming for non-nSeLs ELD drivers (GZ10, GZ1). ER controls fixtures on emergency circuit. nLight® dimming pack controls 0-10V nSeLs ELD drivers (EZ1). nLight® dimming pack controls 0-10V nSeLs ELD drivers (EZ1). ER controls fixtures on emergency circuit. nLight® Lumen Compensation nLight® Air enabled NLTAIR2 nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit, not available with battery pack options. NLTAIRE2 nLight® AIR Dimming Pack Wireless Controls. UL924 Emergency Operation, via power interrupt detection. Available with battery pack options.	HAO § High ambient option (40°C) CP § Chicago Plenum RRL__ RELOC* ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRL4, RRL8, RRL4E, and RRL8125. BAA Buy America(n) Act and/or Build America Buy America Qualified 90CRI High CRI (90+) SF § Single fuse

Option Value Ordering Restrictions

Option value	Restriction
Lumens	Overall height varies based on lumen package: refer to dimensional chart.
WH, BB	Not available with finishes.
347	Not available with emergency options.
SF	Must specify voltage 120V or 277V.
TRWL TRBL	Available with clear (AR) reflector only.
EL, ELR, ELSD, ELRSD, E10WCP, E10WCPR	13.5" of plenum depth or top access required for battery pack maintenance.
NPT9ND, NPT9ADER, NPS80D2, NPS80ZER	Specify voltage. ER for use with generator supply EM power. Will require an emergency but feed and normal hot feed. See UL 924 Sequence of Operation table.
NBD	Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ1 drivers.
NLTAIR, NLTAIR2, NLTAIRE2, NLTAIRM2	Not available with CP, NPS80EZ, NPS80ZER, NPP10, NPP10DER or NBD options. not recommended for metal ceiling installations.
HAO	Fixture height is 6.5" for all lumen packages with HAO.
CP	Must specify voltage for 3000m and above. 5000m with marked spacing 24 L x 24 W x 14 H. Not available with emergency battery pack option.
JOT	Must specify D10 or D1 driver. Not available with nLight options. Not available with CP. Not recommended for metal ceiling installation. Not for use with emergency battery power systems other than battery packs.
Reloc* Options	Refer to RRL specification sheet on acuitybrands.com for further details.
RRL4E	13.5" of plenum depth or top access required for battery pack maintenance.
RRLCTS	RRLCTS option is to be used with the OnePlus DLI, DCS, OS, DTC and OSD for 0-24V integrated single-circuit or 0-10V low voltage controls applications. Not available with integral dimming sensors.
TRALTBD, FRALTBD	RALTBD for pricing only. Replace with applicable RAL number and finish when ready to order. See the RAL BROCHURE for available color options. Not available with TCPC or FCPC.
FCPC, FCPC	CPC options for pricing only. Custom color chips needs to be sent in to your Customer Resolution specialist before order can be processed. Click HERE for more details. Not available with TRAL or FRAL.
E10WWSTAR	Not available with wet location, EC1, ECL, CQS, CP, 347V, NPS80EZ ER, NLTAIRE2, NLTAIRM2, ALO3 & ALO4 w/DALI, OR 2000-4500 lumens w/JOT. Top access installation or 17.5" plenum clearance required for roomside installation. Not available with integral test switch.

Accessories: *Order as separate catalog number.*

EAC 15SM 375	Compact interruptible emergency AC power system	SCA6	Sloped Ceiling Adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA6 10D
EAC 15SM 525	Compact interruptible emergency AC power system		
GRA6A JZ	Oversized trim ring with 8" outside diameter		

design select — Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

(Maximum order quantity for design select lead times is 112.)

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100

SPECIALIZED MANUFACTURING DRAPER

693 WEST 12300 SOUTH
DRAPER, UT 84065

STAMP

REGISTERED PROFESSIONAL ENGINEER
No. 7945859-2202
DAVID W. STEWARD
08/26/2025
STATE OF UTAH

REVISIONS

ROCKY MOUNTAIN CONSULTING ENGINEERS, INC.
2322 West 12600 South, Suite F | Riverton, UT 84065
(801) 446-9255 | www.rmcon.com

PROJECT #:	25099
DRAWN BY:	BP / QG
CHECKED BY:	WW
DATE:	08/26/2025

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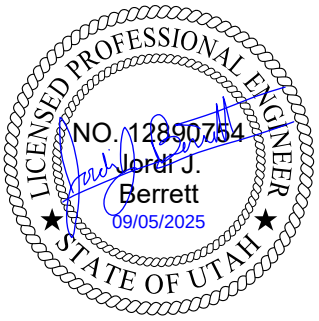
SHEET TITLE:

SITE PHOTOMETRIC DETAILS

E804

EXHIBIT J
PARKING STUDY

MEMORANDUM



Date: September 5, 2025

To: Draper City

From: Hales Engineering

Subject: Draper Specialized Manufacturing Parking Study

UT25-3001

Introduction

This memorandum discusses the parking study completed for the proposed Specialized Manufacturing development located in Draper, Utah. The study identifies the City parking supply rates and parking demand rates calculated from local data. The proposed development is located on the south side of 12300 South near 700 West. A vicinity map of the project site is shown in Figure 1.



Figure 1: Site vicinity map of the project in Draper, Utah

Project Description

A supply of 135 stalls is currently planned for the project. A site plan is provided in Appendix A. The following land uses are included in the proposed project:

- Manufacturing 37,980 sq. ft.
- Office Space 19,684 sq. ft.
- Warehousing 23,528 sq. ft.

It is anticipated that 11,100 sq. ft. of the total office space will be leased. The rest of the building will be used for Specialized Manufacturing offices, manufacturing, and warehousing.

City Parking Code

From discussions with City staff, it is understood that the predominant land use parking rate should be used for the development's overall square footage. Using that assumption, the City would use the manufacturing parking stall rate of 1.0 stall/KSF. As such, the City requires 82 parking stalls for the 81,192 sq. ft. building.

However, in section 9-25-060 in the City code, it is stated that individual parking rates should be applied to each land use to calculate a parking stall count for the development. Hales Engineering calculated the required parking stalls using the method described in the City code.

The Draper City code specifies parking rates for various land use types. The required parking rates found in the City code for the study land uses are shown in Table 1. The calculations for the parking required by the City are shown in Table 2. As shown, it is anticipated that the City would require 129 stalls for the proposed development.

Table 1: City Parking Rates

Land Use	Unit Type	Rate (stalls per unit)
Manufacturing	KSF	1.00
General Office		4.00
Warehousing		0.5
Source: Draper City code, 2025		

Table 2: City Parking Calculations

City Parking Calculations Draper - Specialized Manufacturing PS				
Land Use	# of Units	Unit Type	Rate (stalls per unit)	Total Stalls
Manufacturing	37.98	KSF	1.00	38
General Office	19.68		4.00	79
Warehousing	23.53		0.50	12
TOTAL				**129**
Source: Draper City code, 2025.				

Local Parking Demand

Hales Engineering collected data on August 26, 2025, from the existing Specialized Manufacturing building located at 12875 Minuteman Drive in Draper, Utah. Currently, Specialized Manufacturing occupies all 31,651 square feet of space which consists of manufacturing, office, and warehousing space. The counts were collected during the peak hour between 10:00 a.m. and 12:00 p.m. per discussions with the client. During that time, there was a maximum of 46 parking stalls occupied. Two of those parking stalls are used for the driving school. As such, 44 parking stalls were in use by Specialized Manufacturing. This is equivalent to a rate of 1.39 stalls/KSF.

The current Specialized Manufacturing site already includes internal offices and warehouse space used for their operations. As such, the parking rate calculated was applied to their manufacturing, warehousing, and office space in the proposed project land uses. The additional leasable office space will be used by other businesses and was calculated separately using the 85th percentile rate published in the Institute of Transportation Engineers (ITE), *Parking Generation* (6th Edition, 2023).

The number of stalls needed based on these rates is shown in Table 3. It is anticipated that the parking demand for the proposed project will be 130 parking stalls using the local rate for the project land uses.

Since the ITE rates represent actual parking demand, it is common to provide a parking supply beyond what the anticipated demand is to accommodate occasional surges in demand and to reduce the need for drivers to circle the parking lot to find an open stall. Hales Engineering recommends providing 5% additional stalls beyond the anticipated demand. Therefore, a supply of 137 parking stalls should be provided.

Table 3: Local and ITE Parking Generation

Local Parking Demand and Supply Draper - Specialized Manufacturing PS					
Land Use	# of Units	Unit Type	85th %-tile Rate	Demand	Supply (+5%)
Specialized Manufacturing	70.08	KSF	1.39	97	102
General Office (710)	11.11		2.98	33	35
TOTAL				130	**137**
Source: Hales Engineering, 2025; ITE Parking Generation, 6th Edition, 2023					

Comparison and Recommendation

A comparison of the proposed supply, the local parking demand, the city's parking requirement, and the recommended supply based on the ITE Parking Generation rates is shown in Table 4. Based on the provided information, Hales Engineering recommends that 137 stalls be provided for the project.

Table 4: Parking Comparison

Source	# of Stalls
Proposed Site Plan	135
City Requirement	129
Local Parking Demand + 5%	137

Conclusions

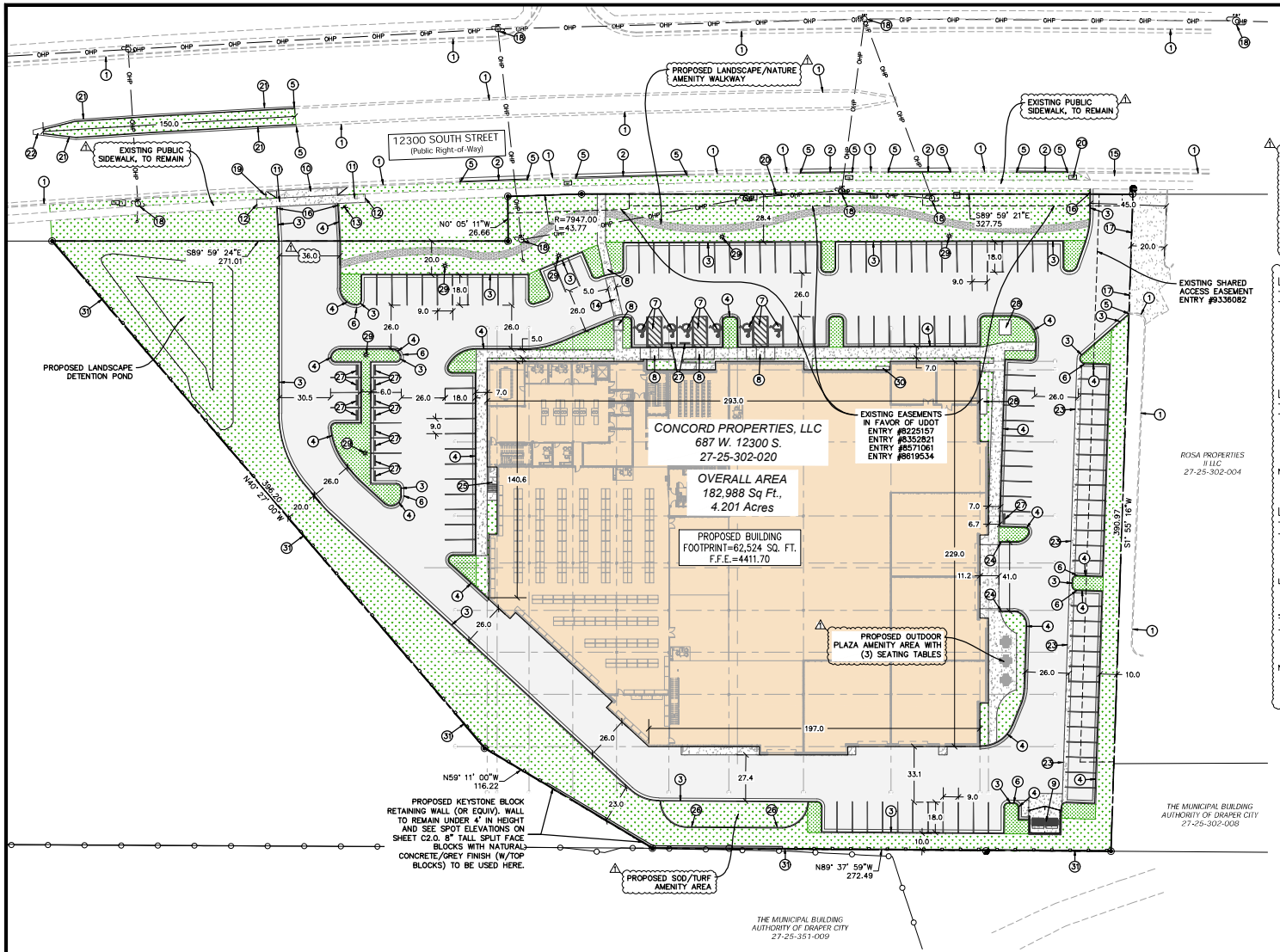
The key findings of this study are as follows:

- City code requires fewer stalls than the actual parking demand at the current Specialized Manufacturing site, and as such it is recommended that the local parking rate be used to provide an adequate amount of parking stalls
- A supply of 137 parking stalls is anticipated to be sufficient to accommodate the parking demand of the proposed project.

If you have any questions regarding this memorandum, please contact us at 801.766.4343.

APPENDIX A

Site Plan



UDOT SIGHT TRIANGLES:
PER AASHTO STANDARDS (45 MPH), A RIGHT TURN SIGHT DISTANCE TRIANGLE OF 430' AND A LEFT TURN SIGHT DISTANCE TRIANGLE OF 560' WILL BE USED. THIS IS TAKEN FROM 14.5' BEHIND SIDEWALK AND ENDS AT THE FIRST RECEIVING LANE HEADED SOUTHBOUND. THERE SHALL NOT BE ANY OBJECTS TALLER THAN 3.5' INSIDE THE SIGHT TRIANGLE. SEE "UDOT SITE EXHIBIT" SHEET FOR ADDITIONAL DETAILS.

SITE AMENITIES:
TO MEET CITY CODE REQUIREMENTS, A NUMBER OF SITE AMENITIES ARE PROVIDED ON THE SITE. THIS INCLUDES: A LANDSCAPE/NATURE WALKWAY, A SOD/TURF FLEX SPACE, AND OUTDOOR PLAZA AREA, AND MULTIPLE OUTDOOR PICNIC TABLES. THE LOCATION OF THESE AMENITIES ARE SHOWN ON THE CIVIL SITE PLAN BUT ADDITIONAL DETAILS CAN BE FOUND ON THE LANDSCAPE PLAN SET.

Scale In Feet
0 30 60 80

SEE COVER SHEET FOR PROJECT LEGEND.

LOT AREAS:

LOT		SQ. FT.	/	ACRES.
	BUILDING FOOTPRINT	182,988	/	4.201
	ASPHALT	62,524	/	1.435
	TOTAL LANDSCAPING	61,043	/	1.401
	PARKING LANDSCAPING	46,018	/	1.056
	REMAINING LANDSCAPING	4,778	/	0.110
	CONCRETE	41,239	/	0.947
		13,404	/	0.308

LOT LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
PARKING AREA	57,832	7.0 % OF PARKING AREA
PARKING AREA LANDSCAPING	4,778	4,048 SQ. FT. REQ'D
TOTAL LANDSCAPING PROVIDED	46,018	20 % REQUIRED
		25.1 % PROVIDED

NOTES:
1. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS).

LOT PARKING REQUIREMENTS:

		SQ. FT.		CITY REQ'T
LVL 1	OFFICE	7,962	31.8	4 PER 1,000 SQ. FT.
	WAREHOUSE	20,597	10.3	0.5 PER 1,000 SQ. FT.
	MANUFACTURING	31,128	31.1	1 PER 1,000 SQ. FT.
LVL 2	OFFICE	11,722	46.9	4 PER 1,000 SQ. FT.
	WAREHOUSE	2,931	1.5	0.5 PER 1,000 SQ. FT.
	MANUFACTURING	6,852	6.9	1 PER 1,000 SQ. FT.
TOTAL REQUIRED		128		
TOTAL PROVIDED		135		
	ACCESSIBLE SPACES	6		(5 REQ'D 101 TO 150)
	VAN ACESSIBLE	6		

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AT THE TIME OF THE SITE PERMIT APPLICATION. THE SQUARE FOOTAGE MAY FLUCTUATE DURING THE BUILDING PERMIT PROCESS AND ANY FUTURE TI PACKAGES.

SITE PLAN NOTES:

1. EXISTING CURB & GUTTER.
2. PROPOSED 30" TYPE B1 CURB & GUTTER PER UDOT STANDARD PLAN GW-2A. CONTRACTOR TO ALSO FOLLOW UDOT STANDARD PLAN CB-1 FOR CURB & GUTTER INSTALLATION AROUND EXISTING INLET. SEE SHEET C5.2 FOR DETAILS.
3. PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.0.
4. PROPOSED 24" REV. PAN CURB & GUTTER. SEE DETAIL 3/C4.0.
5. SAWCUT EXISTING CURB & GUTTER TO PROVIDE A SMOOTH EDGE FOR PROPOSED CURB & GUTTER TO MATCH INTO.
6. CONTRACTOR TO PROVIDE A SMOOTH TRANSITION BETWEEN REV. PAN CURB & GUTTER AND CURB & GUTTER.
7. PROPOSED ADA PARKING STALL AND ADA SIGN. ALL ADA STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAILS 13/C4.0 & 14/C4.0.
8. ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAILS 4/C4.0 & 5/C4.0.
9. PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS (SHEET G-011).
10. PROPOSED DRIVE APPROACH TO BE INSTALLED PER UDOT STANDARD DRAWING GW-3A. PROPOSED SIDEWALK CROSSING DRIVE APPROACH TO BE THICKENED PER DRAPER CITY STANDARD DETAIL ST-0/08. SEE SHEETS C5.0 & C5.2 FOR DETAILS.
11. PROPOSED 5' SIDEWALK TO BE INSTALLED DRAPER CITY STANDARD DETAIL ST-12. SIDEWALK CROSSING DRIVE APPROACH TO BE THICKENED PER DRAPER CITY STANDARDS. SEE SHEET C5.0 FOR DETAILS.
12. SAWCUT EXISTING SIDEWALK TO PROVIDE A SMOOTH EDGE FOR PROPOSED SIDEWALK TO MATCH INTO.
13. PROPOSED "NO LEFT TURN" SIGN PER MUTCD R3-2.
14. PROPOSED 5' CONCRETE PEDESTRIAN CROSSWALK. CROSSWALK TO BE CONSTRUCTED PER APWA 231 (CONDITION CROSSING DRIVE AISLE).
15. EXISTING SHARED DRIVE APPROACH.
16. CONTRACTOR TO TAPER CURB & GUTTER TO MATCH INTO ADJACENT SIDEWALK IN UDOT ROW.
17. SAWCUT EXISTING ASPHALT TO PROVIDE A SMOOTH EDGE FOR PROPOSED ASPHALT TO MATCH INTO.
18. EXISTING POWER POLES AND OVERHEAD POWER LINES.
19. EXISTING SPEED LIMIT SIGN (45 MPH).
20. EXISTING ELECTRICAL PEDESTAL.
21. PROPOSED TYPE M2 CURB PER UDOT STD. GW 2A. SEE SHEET C2.0 FOR ELEVATIONS.
22. PROPOSED TYPE M2 CURB PLOWABLE END SECTION PER UDOT STD. GW 18.
23. PROPOSED 3' WIDE ROLL GUTTER. SEE DETAIL 6/C4.0.
24. TAPER CURB TO ASPHALT. SEE DETAIL 11/C4.0.
25. PROPOSED STAIRS. SEE ARCHITECTURAL PLANS FOR DETAILS (SHEET A-571).
26. PROPOSED 6" TALL (EXPOSED) CURB WALL. SEE SPOT ELEVATIONS ON SHEET C2.0 AND 2/C4.0 FOR DETAILS.
27. PROPOSED WHEEL STOP (TYP.).
28. PROPOSED TRANSFORMER PAD AND ELECTRICAL GEAR LOCATION.
29. PROPOSED SITE LIGHTING. SEE SITE ELECTRICAL PLANS FOR DETAILS.
30. PROPOSED GAS METER LOCATION.
31. PROPOSED PRECAST OR MASONRY SCREENING WALL TO BE INSTALLED ALONG WEST AND SOUTH PROPERTY LINES. MINIMUM WALL HEIGHT ALONG SOUTH PROPERTY LINE IS 8'. MINIMUM WALL HEIGHT ALONG WEST PROPERTY LINE IS 6'.

CALL BEFORE YOU DIG
IT'S THE LAW
BLUE STAKES 1-800-662-4111

NO.	REVISIONS	BY	DATE
1	CITY & JBD COMMENTS	NJR	07/17/25

DESIGNED: SDT PROJECT ENGINEER: SDT

CIVIL ENGINEERING + SURVEYING
C1R
10771 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-446-8266

SPECIALIZED MANUFACTURING
687 WEST 12300 SOUTH, DRAPER, UTAH

SITE PLAN

SCOTT D. THORSEN No. 354291 STATE OF UTAH

SHEET NO.
C1.0

PROJECT ID: E25-064
DATE: 06/03/25
FILE NAME: PRJ-DSM
SCALE: 1"=30'

APPENDIX B

Parking Count Data

Draper - 25-3001

April 10:00-12:00

STALLS - 61

10:00 - 44

10:15 - 46

10:30 - 46

10:45 - 46

11:00 = 46

11:15 - 46

11:30 = 45

11:45 - 46

12:00 - 44

EXHIBIT K
APPLICANT CUP AND DEVIATION REQUEST RESPONSES

Concord Properties

7/18/25

Project Narrative – New Specialized Building

Applicant & Property Information

- **Applicant Name:** Concord Properties
- **Tenant Name:** Specialized Manufacturing
- **Proposed Address:** 687 W 12300 S, Draper, Utah 84020
- **Parcel Number:** 27-25-302-023
- **Property Size:** Approximately 4.20 acres
- **Current Use:** Vacant land
- **Proposed Use:** Limited Manufacturing, Wholesale, and Warehousing
- **Zoning:** CG and RA2. It is understood that the RA2 zoned area needs to be rezoned before Site Plan and CUP approval

---

Project Description

Concord Properties, along with Specialized Manufacturing, is seeking a Conditional Use Permit to construct and operate a new limited manufacturing, wholesale, and warehousing facility on the 4.20-acre parcel located at 687 W 12300 S in Draper, Utah. This project involves the construction of a new building similar in design and functionality to our current facility at 12875 S. Minuteman Drive, also located in Draper.

The proposed use is consistent with limited manufacturing, wholesale, and warehousing and will involve no outdoor storage, no hazardous materials, and no significant emissions such as noise, dust, or odors. The operations will be conducted entirely indoors in a clean, professional environment.

Operations

- **Hours of Operation:**
    - Monday–Thursday: 7:00 AM – 5:00 PM

    - Friday: 7:00 AM – 12:00 PM
- **Initial Staffing:** Approximately 60–70 employees
- **Future Staffing:** Projected growth to 150 employees over the next 5–10 years
- **Customer/Client Traffic:** Minimal — estimated 5–10 visits per month
- **Deliveries/Shipments:** Daily; standard commercial vehicle access
- **Noise/Odors/Emissions:** None anticipated
- **Hazardous Materials:** None stored or used onsite

Site Design & Infrastructure

The site will be developed to accommodate all required parking, internal circulation, and delivery needs. Approximately 60–80 vehicles are expected on-site daily at initial operation, with future capacity expansion planned. The site design will include:

- Adequate **onsite parking** for employees and occasional visitors
- **Exterior lighting** and **fencing** for safety and security
- Tie-in to **UDOT's stormwater drainage** system, with onsite stormwater detention incorporated into the plan
- Landscaping and building aesthetics in keeping with surrounding commercial development
- The project is not anticipated to significantly impact the current flow of traffic on 12300 South or surrounding roads. Deliveries and employee traffic will be spread out throughout the day, and no significant congestion is expected.

Compatibility with Surrounding Uses

The surrounding area includes:

- **Residential** uses to the west and north (low-density)
- **Commercial** developments to the north and east
- **Public** uses to the south

The proposed limited manufacturing, wholesale, and warehousing use is highly compatible with these surroundings. The design, operation, and traffic generated by Specialized Mfg. will be appropriate for the neighborhood and contribute positively to the area's ongoing development.

Concord Properties

7/18/25

Statement of Compliance with Approval Standards

This application for a Conditional Use Permit for **Specialized Mfg.** demonstrates full compliance with the applicable approval standards outlined in DCMC 9-5-080(E). The proposed use of the site at **687 W 12300 S** for limited manufacturing, wholesale, and warehousing meets all criteria required for CUP consideration:

1. **Zoning Compatibility**: The proposed use is conditionally permitted within the CG (General Commercial) zone and does not require a variance. The use complies with all relevant zoning provisions, including site layout, building design, and operational intent.
2. **Reasonable Conditions for Mitigation**: Although no detrimental impacts are anticipated, the applicant is prepared to comply with all reasonable conditions deemed necessary by the Planning Commission to mitigate potential effects, including site lighting, fencing, and landscaping buffers.
3. **Detrimental Impacts Can Be Substantially Mitigated**: No detrimental impacts are expected that cannot be addressed through site design and operational standards. The use will generate low-intensity traffic, include no hazardous materials, and maintain clean indoor operations.
4. **Evaluation of Required Factors**:
    - **General Plan Compliance**: The proposed use aligns with Draper City's General Plan by supporting economic development and providing employment opportunities within a mixed commercial zone.
    - **Site Suitability**: The 4.20-acre lot is well-suited for a limited manufacturing, wholesale, and warehousing use, with ample space for building, parking, circulation, and stormwater detention.
    - **No Injury to Adjacent Development**: The business is not expected to cause injury to existing or potential development. Operations are fully enclosed, quiet, and low-impact.
    - **Positive Economic Impact**: The development will create jobs, generate property tax revenue, and support the local economy.

- **Minimal Aesthetic Impact**: The building will match the quality and character of nearby commercial structures, with professional landscaping and screened areas.
- **Adequate Services and Infrastructure**:

    1. **Utilities** – The site is currently served by all necessary utilities, including culinary water, sanitary sewer, storm drain, power, natural gas, and telecommunications. No off-site utility upgrades are required.
    2. **Transportation Access –** Vehicular access is provided via 12300 South, a public right-of-way with sufficient capacity for daily traffic and delivery needs. Access points are located to maximize site circulation and minimize impacts on adjacent properties.
    3. **Drainage –** Site will tie-in to UDOT's stormwater drainage system and will includes on-site stormwater detention. The on-site detention system is designed to prevent runoff impacts to neighboring parcels or public infrastructure.
    4. **Parking –** The site includes 129 standard and 6 ADA-compliant parking stalls, meeting Draper City's minimum parking requirements for the intended use. Spaces are distributed to support both employee and visitor access.
    5. **Loading Space –** A dedicated loading zone is provided on the South side of the site, with direct access to the building for daily deliveries and service vehicles. The loading area is separated from general parking and circulation paths for safety and efficiency.
    6. **Lighting –** All exterior lighting will be downward-facing and shielded to minimize light spill onto adjacent properties. A photometric plan demonstrating compliance has been submitted through the Site Plan Application.
    7. **Screening –** Mechanical equipment, refuse containers, and loading areas will be screened using fencing and/or landscaping in accordance with City standards, ensuring visual compatibility with surrounding uses.
    8. **Landscaping & Open Space –** The landscaping plan meets or exceeds City requirements, including street frontage plantings,

interior landscaping islands, and screening vegetation. All landscaped areas will be irrigated and maintained.

9. **Fire Protection –** The site and building layout have been reviewed for emergency access. Required fire lanes, hydrants, and clearances are included in the site design per International Fire Code standards.
10. **Pedestrian & Vehicular Circulation –** Internal drive aisles, sidewalks, and parking layouts are designed for clear and safe circulation for vehicles and pedestrians. Direct pedestrian access is provided between parking areas and building entrances.

- **No Noxious Emissions**: Operations will not produce dust, noise, pollutants, or odors. No hazardous materials will be stored or used on-site.
- **Positive Health, Safety, and Welfare Impact**: The proposed use will contribute to the welfare of the community through thoughtful development, job creation, and responsible design.

The applicant affirms that all applicable City, State, and Federal regulations will be followed and that the project can operate in full compliance with Draper City's standards for conditional use approval.

Parking Deviation Narrative

Specialized Manufacturing - Concord Properties LLC
687 W 12300 South

To Draper City,

After completing a second round of correspondence with the city of Draper, it is now clear that the future location of Specialized Manufacturing on 687 W 12300 South will need more parking than is allowed by the code. The city identifies the entire building use as Limited Manufacturing. The ratio of parking stalls to the square feet of the building is 1 space per 1000 sq. ft. This would require only 85 parking spaces. With Draper's natural adjustment range per DCMC code 09.25.090-A this would allow up to only 9 more parking spaces for a total of 94 spaces . This is unfortunately too few of stalls needed for Specialized Manufacturing's business operations and would hamstring future growth of the business.

Since this building will serve as an office and light manufacturing facility there is not enough parking stalls for both the office staff and the light manufacturing staff. According to DCMC 9-25-100 and Table 9-25-1, the ratio of parking spaces to square feet for General Office is 4 spaces per 1,000 sq. ft. Since the building is designed to have 7,962 sqft of office on level 1 and 11,722 sqft of office on level 2, there should be an additional 78 parking spaces. The manufacturing space is designed to have 51,725 sqft on level 1 and 9,783 on level 2. Thus, the parking spaces for manufacturing would equate to 60 spaces. We estimate that when considering both occupational loading of the office and light manufacturing that the appropriate number of spaces would be 138 parking spaces . This is based on our early estimates and not the findings of the parking study. Once the parking study is complete, the correct numbers will be submitted through a separate Parking Deviation Application.

Specialized Manufacturing is seeking a Parking Deviation Application. As of August 22, 2025, Hales Engineering were employed to complete a parking study to go along with this Site Plan Application. That said, they have not completed their parking study at the same time we are submitting the Site Plan Approval application. We are hoping this narrative can provide a placeholder until the parking study is complete. Once Hales Engineering parking study is completed, a separate parking deviation application will be submitted to Draper City. We are hopeful that this will fall perfectly in line Draper City's standard Site Plan Approval review window.

We thank Draper City at this time for providing clarity and patience through this review process. We are hopeful that the site plan and the parking deviation will coincide with our estimates.

Thank you,
Specialized Manufacturing

MEMO

To: Planning Commission
From: Nick Whittaker, MCMP
Date: 2025-10-23
Re: Public Hearing: Premier Engraving and Awards. Home Occupation Conditional Use Permit Request (Administrative Item)

Comments:

This application is a request for approval of a Home Occupation Conditional Use Permit for approximately 0.50 acres located on the North side of 13560 S. at approximately 201 E. 13560 S. The property is currently zoned RA2. The applicant is requesting that a Home Occupation Conditional Use Permit be approved to allow for a cottage business that provides small-scale custom engraving and personalized gift items, which are sold online.

Findings for approval:

1. The proposal complies with the standards for approval found in DCMC Section 9-5-080(E) and potential negative impacts are mitigated through the imposition of reasonable conditions.

Findings for denial:

1. The proposal does not comply with all standards for approval found in DCMC Section 9-5-080(E) and potential negative impacts are not able to be sufficiently mitigated through the imposition of reasonable conditions.

ATTACHMENTS:

Premier Engraving Awards HOCUP.pdf

Development Review Committee
1020 East Pioneer Road
Draper, UT 84020
October 8, 2025

To: Draper City Planning Commission
Business Date: October 23, 2025

From: Development Review Committee

Prepared By: Nick Whittaker, MCMP, Planner II
Planning Division
Community Development Department
801-576-6522, Nick.Whittaker@draperutah.gov

Re: Premier Engraving and Awards – Home Occupation Conditional Use Permit Request

Application No.:	2025-0173-USE
Applicant:	Chloe Wardle, representing Premier Engraving and Awards
Project Location:	201 E. 13560 S.
Current Zoning:	RA2 (Residential Agricultural 20,000 ft^2 minimum lot size) Zone
Acreage:	0.50 Acres (Approximately 21,780 ft^2)
Request:	Request for approval of a Home Occupation Conditional Use Permit in the RA2 zone to operate a Cottage Business.

BACKGROUND AND SUMMARY

This application is a request for approval of a Home Occupation Conditional Use Permit for approximately 0.50 acres located on the North side of 13560 S. at approximately 201 E. 13560 S. (Exhibit C & D). The property is currently zoned RA2. The applicant is requesting that a Home Occupation Conditional Use Permit be approved to allow for a cottage business which provides small scale custom engraving and personalized gift items which are sold online.

The subject property is not part of a platted subdivision. A detached single-family dwelling was built on the subject property in 1993. The business will utilize an approximately 196 ft^2 office space located within the dwelling for business administration and storing inventory. In addition, a 250 ft^2 portion of the attached garage will be used for engraving, printing 3D items, and storing supplies. (Exhibits C, F, G & H).

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Medium Density	Exhibit D
Current Zoning	RA2	Exhibit E
Adjacent Zoning		
East	RA1 (Residential Agricultural)	
West	RA2	
North	RA1	
South	RA2	

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 RA2

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.*"

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 applicant owns the business and resides at the dwelling (Exhibit H).

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 indicates that they will obtain and maintain a business license with Draper City.

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 and her husband who resides at the dwelling are the only employees of the business (Exhibit H).

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*.

- The applicant has agreed to comply with necessary inspections (Exhibit H).

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 will keep supplies and inventory for the business in the Office area and the garage and no additional storage will be kept anywhere else on the premises. The applicant does not specify how much square footage will be dedicated to storage; however, the sum total of both areas being utilized for the home occupation would limit potential storage to less than 446 ft^2 (Exhibits G & H).

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 indicates that there will not be any modifications to the property for the purpose of the business (Exhibit H).

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*.

- According to the applicant, the tools and equipment used do not create any of the nuisances described in this criterion. (Exhibit H).

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 applicant indicates that the business will utilize a 196 ft^2 home office located within the dwelling for business administration and storing inventory. In addition, a 250 ft^2 portion of the garage which will be used for engraving and the production of 3D printed items. The total square footage of the dwelling being used for the home occupation is 446 ft^2 which is approximately 9.5% of the dwelling total square footage. (Exhibits F, G & H).

I. *Signs: All signage in a residential area must comply with* chapter 26*, "Signs", of this title*.

- The home occupation will not have any signage on the property (Exhibit H).

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*.

- No customers come to the home. All customer interactions and sales are conducted online (Exhibit H).

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*.

- There are no business vehicles used in the operation of the home occupation (Exhibit H).

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*.

- There will not be any storage or production of materials and products of in the surrounding yards (Exhibit H).

M. *Customers: No customers allowed. Children accessing a limited daycare or limited preschool facility shall not be considered customers*.

- No customers come to the home. All Customer activity is online (Exhibit H).

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 applicant indicates that the business will not create additional utility demands (Exhibit H).

O. *Main Structure: The home occupations shall be conducted, located, and contained within the primary structure on the property*.

- The applicant indicates that all aspects of the business will be conducted within the home (Exhibit H).
- Staff notes that the applicants proposed use of 250 ft^2 of the garage will not obstruct 2 vehicles from being able to park in the garage as well.

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 is located within a single-family dwelling. Approval from an HOA or management company is not required.

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 home occupation does not involve child care or cottage food production.

The proposed Home Occupation is a Cottage Business which requires a Conditional Use Permit per DCMC 9-34-050.

A cottage business is defined in the DCMC 9-3-040 as, *"A business where products are created in the home. The products are unique in nature, such as handicraft, art, and jewelry. Limited food production can also be considered. Anything that uses a material, a mixture of materials or a quantity of materials that could be classified by the fire marshal or building official as dangerous or hazardous will not be allowed."*

The requirements and standards for approval of a Conditional Use Permit are found in 9-5-080(E) of the DCMC. The reasonably anticipated detrimental effects related to operating a cottage business are typically the potential for loud noises or odors discernable from outside of the property, and traffic generated by customers. In regards to this particular home occupation the potential for detrimental effects is mitigated by the small size of the overall operation, and the fact that all business operations are conducted entirely within the applicant's residence. Additionally, there are no impacts to neighborhood traffic as no customers come to the home, and there are no business vehicles.

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 Home Occupation 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 Home Occupation 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 Home Occupation 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 Home Occupation 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 based on the findings and the criteria for approval, or denial as listed within the staff report. The Planning Commission should also review the request, hear from the applicant, and receive public comment prior to making a decision.

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.
2. That a Draper City business license shall be obtained and maintained by the

business owner for as long as the business remains in operation.
3. That all engraving and assembly of the custom gift items shall be confined to the areas indicated in this report and as shown on the approved plans.
4. That no customers shall come to the home.

MODEL MOTIONS AND FINDINGS

Sample Motion for Approval – I move that we approve the Home Occupation Conditional Use Permit, as requested by Chloe Wardle, representing Premier Engraving and Awards Application 2025-0173-USE, based on the following findings for approval and subject to the conditions listed in the Staff Report dated October 8, 2025.

Findings for approval:

1. The proposal complies with the standards for approval found in DCMC Section 9-5-080(E) and potential negative impacts are mitigated through the imposition of reasonable conditions.

I move that we approve the Home Occupation Conditional Use Permit, as requested by Chloe Wardle, representing Premier Engraving and Awards Application 2025-0173-USE, based on the findings for approval and subject to the conditions listed in the Staff Report dated October 8, 2025 and as modified by the following additional findings or conditions:

1. (List any additional findings…)
2. (List any additional conditions…)

Sample Motion for Denial – I move that we deny the Home Occupation Conditional Use Permit, as requested by Chloe Wardle, representing Premier Engraving and Awards Application 2025-0173-USE, based on the following findings for denial listed in the Staff Report dated October 8, 2025.

Findings for denial:

1. The proposal does not comply with all standards for approval found in DCMC Section 9-5-080(E) and potential negative impacts are not able to be sufficiently mitigated through the imposition of reasonable conditions.

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: 2025.10.14 10:26:16-06'00'

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: 2025.10.14 15:46:25-06'00'

Draper City Planning Division

Don Buckley
Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draper.ut.us, O=Draper City Fire Department, OU=Fire Marshal, CN=Don Buckley
Date: 2025.10.14 15:40:45-06'00'

Draper City Fire Department

Draper City Legal Counsel

Matthew Symes
Digitally signed by Matthew Symes
DN: C=US, E=matt.symes@draperutah.gov, O=Draper City Corp., CN=Matthew Symes
Date: 2025.10.14 09:03:42-06'00'

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. No Additional Comments

Building Division Review.

1. No Additional Comments

Fire Division Review.

1. No Additional Comments

EXHIBIT B
VICINITY MAP

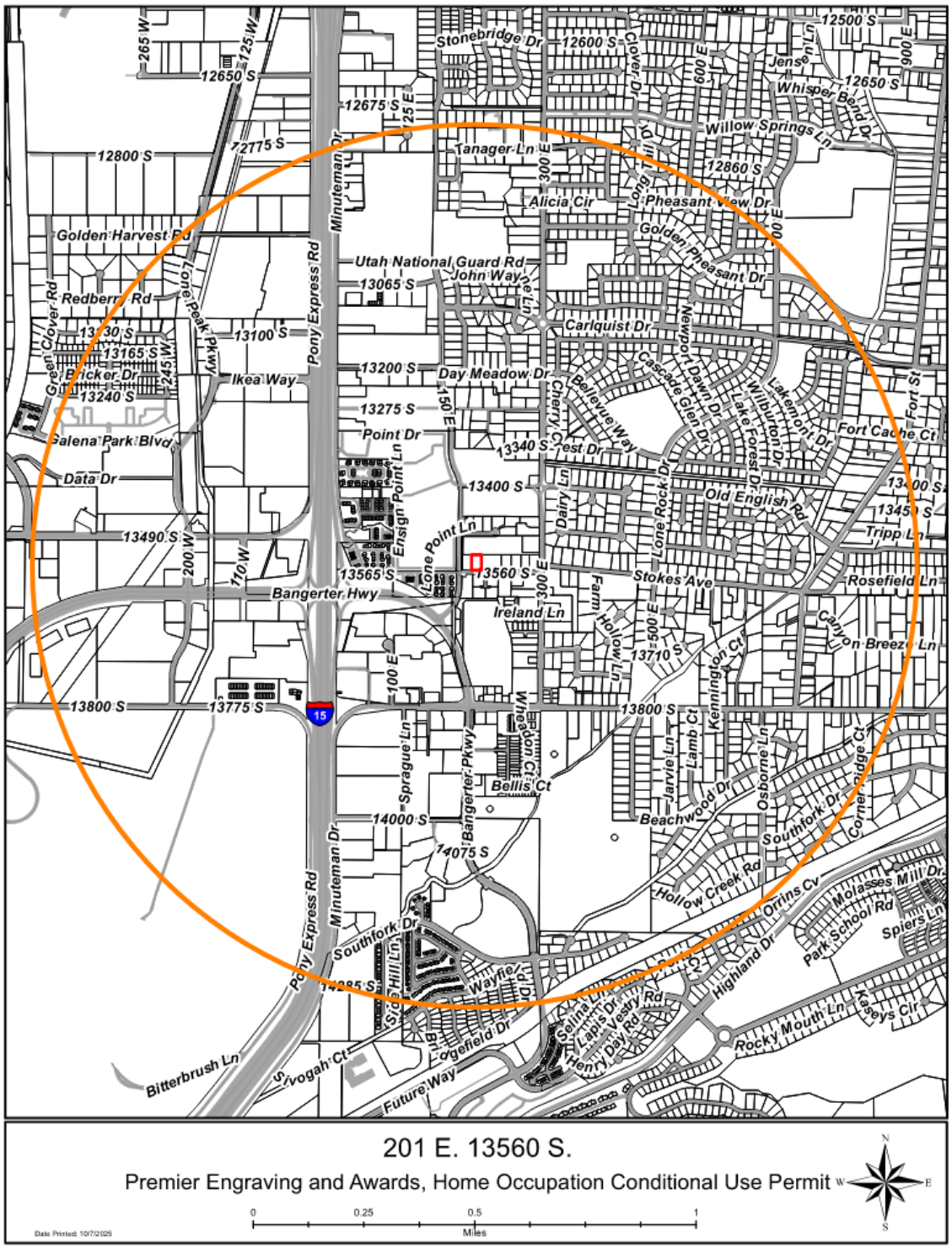


EXHIBIT C
AERIAL MAP



EXHIBIT D
LAND USE MAP

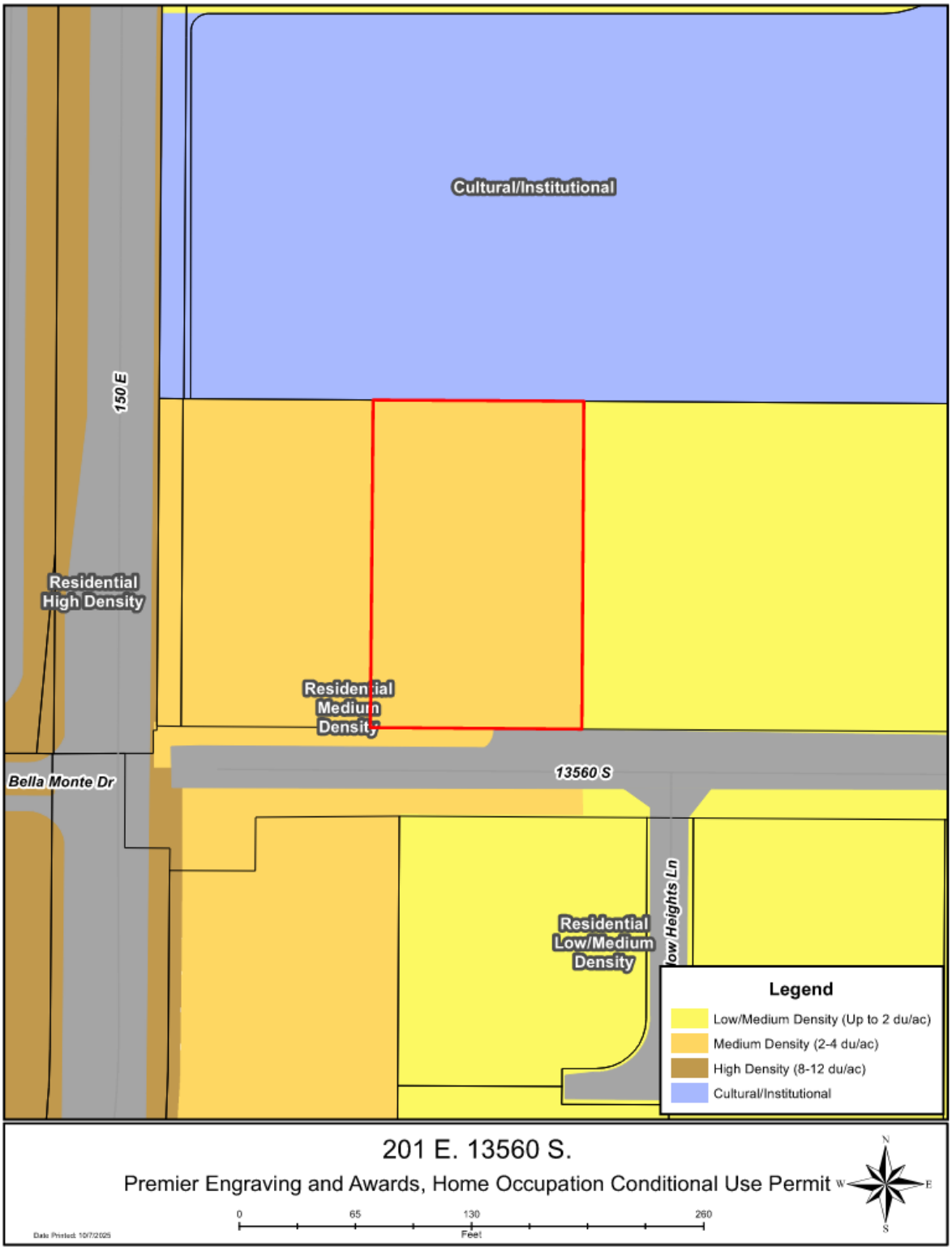


EXHIBIT E
ZONING MAP

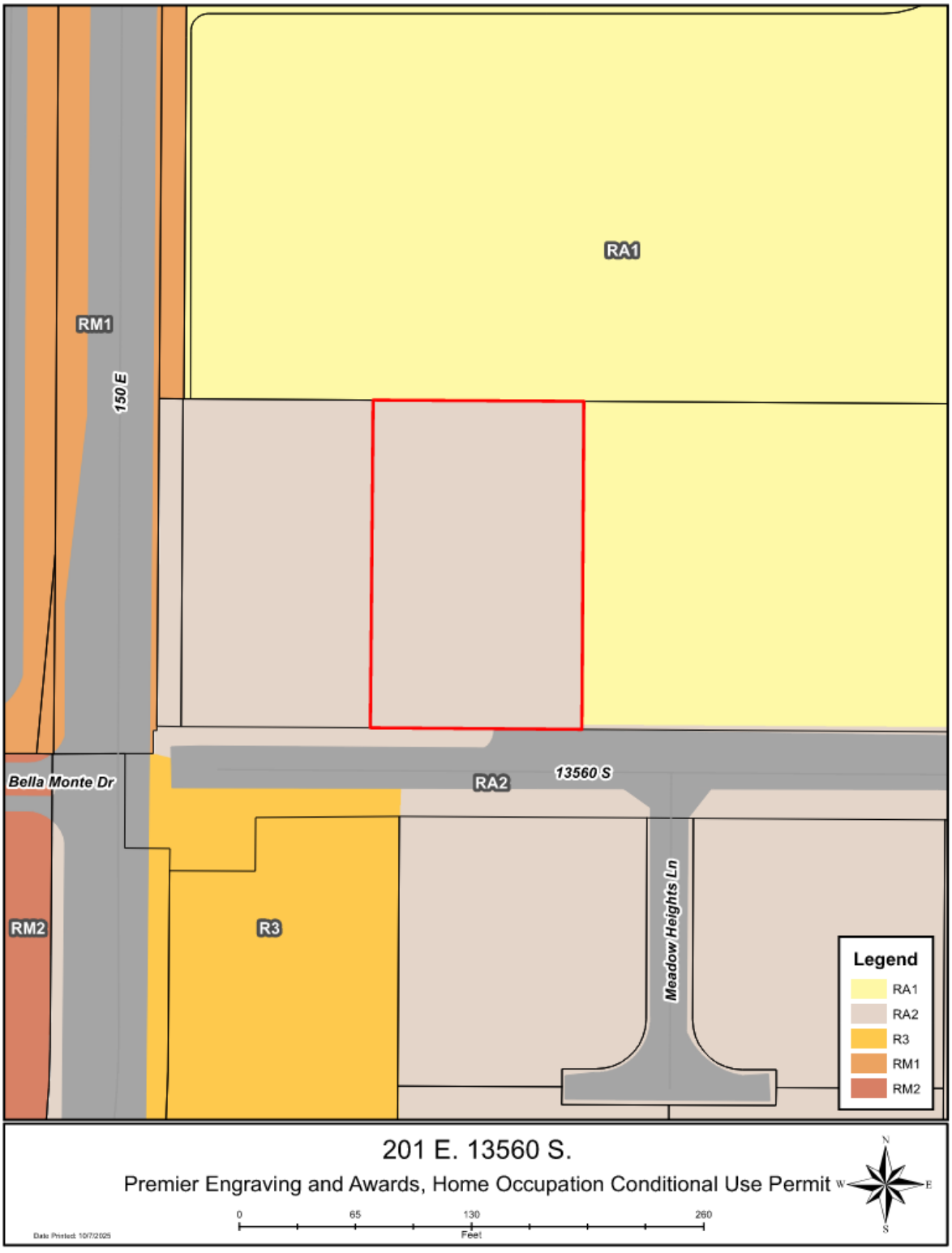


EXHIBIT F
SITE PLAN

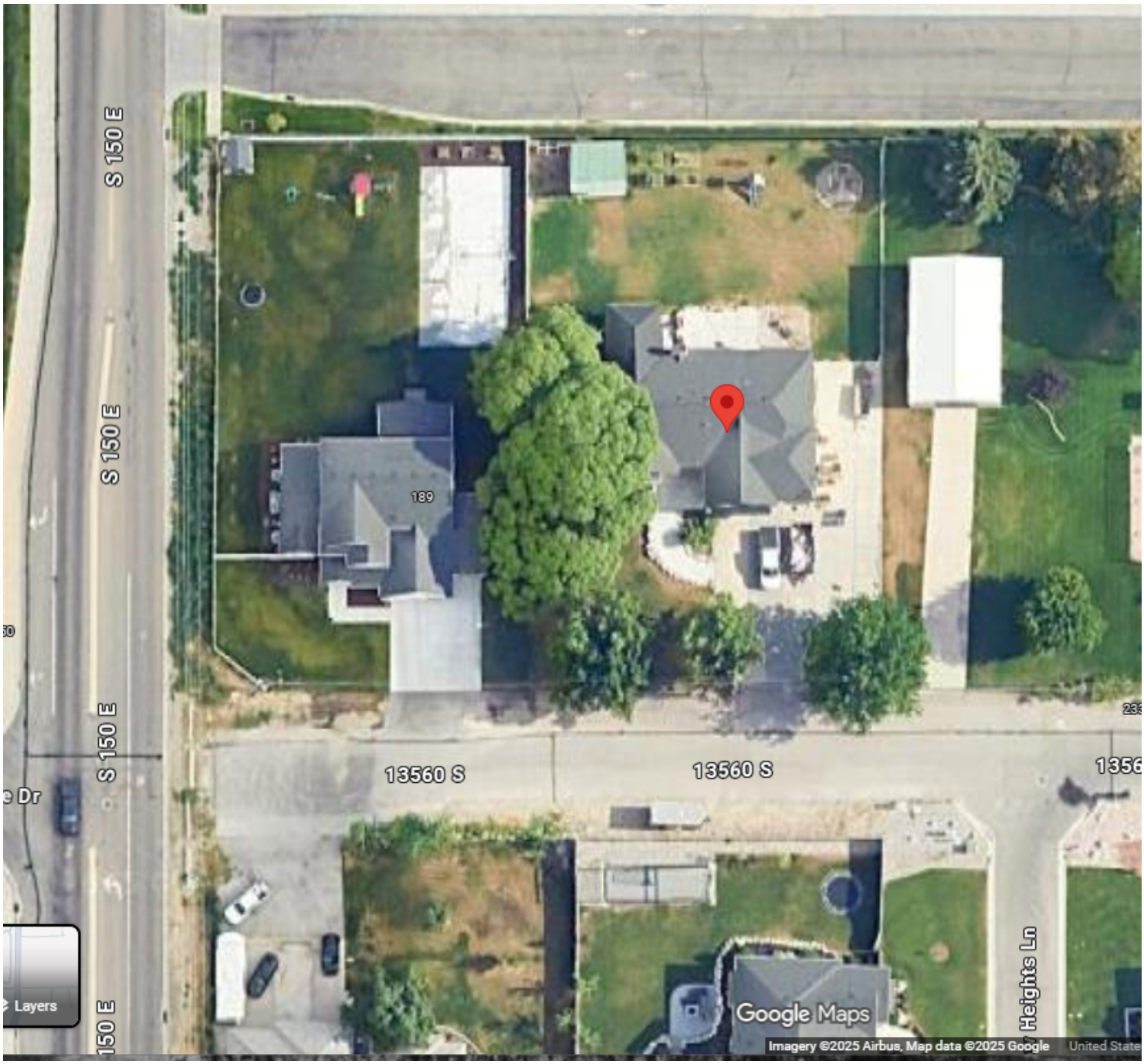

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189
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Heights Ln
Layers
Google Maps
Imagery ©2025 Airbus, Map data ©2025 Google

EXHIBIT G
FLOOR PLANS

Office area ((interior of home) 14ft x 14ft

- 2 computers
- Admin storage



Main Engraving area (garage), 10ft x 25ft

- 3 engraving machines
- 2 uv printers
- 4 computers
- supplies

EXHIBIT H
APPLICANT STATEMENTS

Overview of Proposed Use

I am proposing to operate **Premier Engraving and Awards**, a home-based business that specializes in personalized engraving services and small-batch custom items such as name tags, fridge magnets, and 3D-printed keepsakes. All production, packaging, and administrative tasks will take place inside a designated room in my private residence.

The business will use compact laser engraving and 3D-printing equipment that operates quietly and produces no odors or emissions. There will be **no customer visits**, no signage, and no employees other than household members. All orders will be handled online or through delivery, with minimal shipping and receiving activity limited to standard residential use.

The business will not change the appearance or character of the home or neighborhood and is designed to fully comply with Draper City's standards for home occupations.

Statement of Compliance with Standards

Premier Engraving is operated by me, the resident owner, with no non-resident employees. The business occupies a single room inside the home (fewer than 25% of dwelling space) and all engraving and 3D-printing equipment is housed indoors.

There are no structural, exterior, or yard alterations; no outdoor storage or customer signboards; and no business vehicles kept on-site. Inventory is limited to less than 250 square feet and stored indoors.

Equipment produces minimal noise and no odor, vibration, or other nuisances. All business activity, including supplies and deliveries, occurs within normal residential use, with parking on the driveway—matching typical residential traffic.

Premier Engraving fully complies with Draper City's home occupation standards (DCMC §9-34-040) and will not disrupt the residential character of the neighborhood.

Please explain how you will meet the standards listed below. If it does not apply explain why (N/A is not a valid response). If you do not meet the standard, identify that and explain how you intend to mitigate the impact.

9-34-040: DEVELOPMENT STANDARDS; PERMITTED USE:

The development standards set forth in this section shall apply to any home occupation allowed as a permitted use:

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 business is owned and operated by a person who resides and dwells where the home occupation is located.*

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.

- *Okay*

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 business will be run by members of the family that resides in the dwelling only.The employees are limited to Travis Wardle and Chloe Wardle.*

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.

- *Understand and will comply*

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. (Ord. 909, 7-21-2009)

- *Understood, no stock exceeding 250 square feet will be kept on the premises.*

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. (Ord. 1132, 2-17-2015)

- *No there will no visible evidence on the exterior nor will activities be carried out on the outside of the dwelling.*

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.

- *Understood, and will comply. No loud machinery is used. The business does not create emissions of odor, smoke, gas, vibration, magnetic interference, or noise.*

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.

- *No more than 25% of the dwelling will be used for the purpose of the business and is secondary to the primary use of the building.*

I. Signs: All signage in a residential area must comply with chapter 26, "Signs", of this title.

- *No signs will be used on the property.*

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.

- *There will be no additional pedestrian or vehicle traffic associated with the business.*

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.

- *No vehicles other than those for the business owners personal transportation will be on the property.*

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 yard and area around the building will not be used for business activities or storage for the business.*

M. Customers: No customers allowed. Children accessing a limited daycare or limited preschool facility shall not be considered customers.

- *No customers will be on the property.*

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.

- *No additional utility demand will be required for the business.*

O. Main Structure: The home occupations shall be conducted, located, and contained within the primary structure on the property. (Ord. 909, 7-21-2009)

- *The business operations will be contained within the primary structure.*

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. (Ord. 1132, 2-17-2015)

- *Understood. Home is not associated with an HOA or management company.*

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. (Ord. 909, 7-21-2009)

- *Business is not associated with childcare or cottage food production.*

Please answer the questions below. You must explain how your proposal will meet the standards listed below. If it does not apply explain why (N/A is not a valid response).

Helpful resources and relevant information can be found in the following links

- **the general plan can be accessed by following this link:** https://www.draperutah.gov/media/x1wekkss/draper-city-general-plan-v2024.pdf)
- **Title 9 (Land Use And Development Regulations) of The Draper City Code can be accessed by following this link:** https://codelibrary.amlegal.com/codes/draperut/latest/draper_ut/0-0-0-29634
- **Draper City Zoning maps can be accessed by following this link:** https://experience.arcgis.com/experience/601a6dd2a14c4739a90f4eac930a9528

PLEASE PROVIDE YOUR ANSWER(S) AT THE BULLET POINT LOCATED BELOW EACH SECTION

9-5-080(E:4) CONDITIONAL USE PERMITS

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;

- *This sentence doesn't really make much sense but the business will not affect Draper cities "General Plan" as specified on the Draper city Website.*

b. The suitability of the specific property for the proposed use;

- *The property is suitable and has adequate space for the business.*

c. Whether the proposed use or facility may be injurious to potential or existing development in the vicinity;

- *The business will not affect potential existing development as the business will be contained entirely within the home.*

d. The economic impact of the proposed facility or use on the surrounding area;

- *The business will not have a negative economic impact on the proposed facility or surrounding area.*

e. The aesthetic impact of the proposed facility or use on the surrounding area;

- *The business will not have any significant or permanent aesthetic impact on the facility or 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;

- *No additional needs are needed to run the business other than what is currently available at the home.*

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;

- *No significant noise, glare, dust, pollutants and odor will be generated by the business.*

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.

- *There will be no impact on the health or welfare of the city, area, or persons owning or leasing property in the area. Note that this business is a small scale producer of engraved and printed items. No machinery larger than what can fit on a desk will be used by this business.*

MEMO

To: Planning Commission
From: Nick Whittaker, MCMP
Date: 2025-10-23
Re: Public Meeting: Eagle Crest No. 3 at Suncrest Subdivision Plat Amendment Request (Administrative Item)

Comments:

This application is a request for approval of a Subdivision Plat Amendment for approximately 0.83 acres located on the southeast side of Winged Trace Ct. at approximately 15641 S. Winged Trace Ct. The property is currently zoned RR-22 and is subject to the Suncrest Development Agreement. The applicant is requesting to relocate the area of non-disturbance located on Lot 539 of the Eagle Crest No. 3 at Suncrest Subdivision Plat.

Findings for approval:

1. There is good cause for the amendment, and no public street or municipal utility easement will be vacated or amended.

Findings for denial:

1. Good cause does not exist for the amendment.

ATTACHMENTS:

Eagle Crest No 3 at Suncrest Subdivision Plat Amendment.pdf

Development Review Committee
1020 East Pioneer Road
Draper, Utah 84020

STAFF REPORT
October 8, 2025

To: Draper City Planning Commission
Business Date: October 23, 2025

From: Development Review Committee

Prepared By: Nick Whittaker, MCMP, Planner II
Planning Division
Community Development Department
(801) 576-6522, Nick.Whittaker@draperutah.gov

Re: Eagle Crest No 3 at Suncrest - Subdivision Plat Amendment Request

Application No.:	2025-0056-SUB
Applicant:	John and Krista Lebaron
Project Location:	15641 S. Winged Trace Ct.
Current Zoning:	RR-22 (Rural Residential), Suncrest Development Agreement
Acreage:	Approximately 0.83 acres (approximately 36,155 square feet)
Request:	Adjustment of the area of non-disturbance area located on Lot 539 of the Eagle Crest No 3 at Suncrest Subdivision Plat.

SUMMARY AND BACKGROUND

This application is a request for approval of a Subdivision Plat Amendment for approximately 0.83 acres located on the southeast side of Winged Trace Ct. at approximately 15641 S. Winged Trace Ct. (Exhibits B and C). The property is currently zoned RR-22 and is subject to the Suncrest Development Agreement. The applicant is requesting to relocate the area of non-disturbance located on Lot 539 of the Eagle Crest No 3 at Suncrest Subdivision Plat.

The Eagle Crest No. 3 at Suncrest Subdivision Plat was recorded in 2004 and contains 41 residential Lots which are approximately one third of an acre to over one half of an acre in size. The original subdivision plat included an area of non-disturbance on 37 Lots. The subject property is Lot 539 which contains a single-family dwelling that was built in 2014.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Low/Medium Density	Exhibit D
Current Zoning	RR-22	Exhibit E
Proposed Use	Single-family	
Adjacent Zoning		
East	RR-22	
West	RR-22	
North	RR-22	
South	RR-22	

The Residential Low/Medium Density land use designation is characterized as follows:

Residential Low-Medium Density

LAND USE DESCRIPTION		
CHARACTERISTICS	• Very large lot single-family neighborhoods or ranchettes allows for enhancement of Draper's rural character • Environmentally designed clustered housing with the Suncrest and South Mountain projects being the exceptions • Some natural features and cultivated vegetation is apparent and special care is required in order to preserve those features and areas • Equestrian uses and privileges may exist in certain areas	
LAND USE MIX	Primary • Single-family detached homes	Secondary • Parks • Open space • Churches • Schools
DENSITY	• Density range: up to 2 dwelling units per acre • Reduction for non-buildable areas	
COMPATIBLE ZONING	• Residential Agricultural (RA1) • Residential Agricultural (RA2) • Single-family Residential Hillside (RH) • Master Planned Community (MPC)	
OTHER CRITERIA	• Increased densities within equestrian areas may be allowed only with compliance to specified performance standards and impact mitigation measures • Buffers and transitions around existing low-density single-family residences may consist of open space/ retention areas, lots that are pie-shaped or otherwise larger than standard sized lots or a combination of these and other appropriate design techniques	

According to the 1999 DCMC Section 9-4-010 the purpose of the RR-22 zone is 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."

Subdivision Plat. The applicant is requesting to adjust the non-disturbance area located on Lot 539 as recorded on the Eagle Crest No 3 at Suncrest Subdivision Plat (Exhibit F). The Subject property, Lot 539, is 0.83 acres in size. The non-disturbance area of the subject property is approximately 0.54 acres in size and is located in portions of the south, southwest and southeast areas of the property (Exhibit F). The applicants requested adjustment of the non-disturbance area is illustrated on the proposed amended plat which can be found in Exhibit G of this report. There are no other proposed changes to the lot lines or other easements on the existing property. This application would be the first amendment to the Eagle Crest No 3 at Suncrest Subdivision Plat.

A geo-technical study was conducted at the subject property. The report concludes that the proposed non-disturbance area can support development so long as the structures built in that area follow the stipulations listed in the geo-technical report.

Criteria For Approval. The grounds for review and potential approval of a subdivision plat amendment request are found in Section 17-9-040 of the DCMC. This section depicts the standard of review for such requests as:

> *The Planning Commission may approve the vacation or amendment of a plat if the Planning Commission finds that there is good cause for the vacation or amendment, and no public street or municipal utility easement has been vacated or amended.*

REVIEWS

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

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the Subdivision Plat Amendment 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 Subdivision Plat Amendment 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 Subdivision Plat Amendment 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 based on the findings and the criteria for approval, or denial as listed within the staff report. The Planning Commission should also review the request and hear from the applicant prior to making a decision.

If the Planning Commission decides to approve the request, staff notes the applicant is required to comply with the following requirements pertaining to the plat and development of the subdivision:

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.
3. That the Final Plat must include the surveyors stamp with all watermarks removed and signature boxes updated to reflect the current entity names and titles of the required signatories.
4. The proposed plat must be updated to reflect the current month and year prior to being printed to Mylar and obtaining the necessary signatures prior to recordation of the Amended Subdivision Plat.
5. If the subdivision plat amendment is not recorded within one (1) year from the date of approval or construction of the required landscaping and infrastructure has not commenced, such approval shall be null and void. This time period may be extended by the Planning Commission for up to one additional six (6) month period for good cause shown. The subdivider must petition in writing for an extension prior to the expiration of the original one (1) year. See DCMC Section 17-9-070.

MODEL MOTIONS AND FINDINGS

Sample Motion for Approval – I move that we approve the Subdivision Plat Amendment, as requested by John and Krista Lebaron for Lot 539 of the Eagle Crest No. 3 at Suncrest Subdivision Plat Amendment, application 2025-0056-SUB, based on the following findings for approval and subject to the requirements as listed in the Staff Report dated October 8, 2025.

Findings for approval:

1. There is good cause for the amendment, and no public street or municipal utility easement will be vacated or amended.

Sample Motion for Denial – I move that we deny the Subdivision Plat Amendment, as requested John and Krista Lebaron for Lot 539 of the Eagle Crest No. 3 at Suncrest Subdivision Plat Amendment, application 2025-0056-SUB, based on the following findings for denial as listed in the Staff Report dated October 8, 2025.

Findings for denial:

1. Good cause does not exist for the amendment.

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.

Reed Reimschussel
Digitally signed by Reed Reimschussel
DN: C=US, E=reed.reimschussel@draperutah.gov, O=Draper City, OU=Draper City Public Works Department, CN=Reed Reimschussel
Date: 2025.10.16 12:36:09-06'00'

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: 2025.10.16 09:13:32-06'00'

Draper City Planning Division

Don Buckley
Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draper.ut.us, O=Draper City Fire Department, OU=Fire Marshal, CN=Don Buckley
Date: 2025.10.16 15:05:55-06'00'

Draper City Fire Department

Draper City Legal Counsel

Matthew Symes
Digitally signed by Matthew Symes
DN: C=US, E=matt.symes@draperutah.gov, O=Draper City Corp., CN=Matthew Symes
Date: 2025.10.16 09:45:20-06'00'

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

Building Division Review.

1. No additional comments.

Engineering and Public Works Divisions Review.

1. No additional comments.

Fire Division Review.

1. No additional comments.

EXHIBIT B
VICINITY MAP

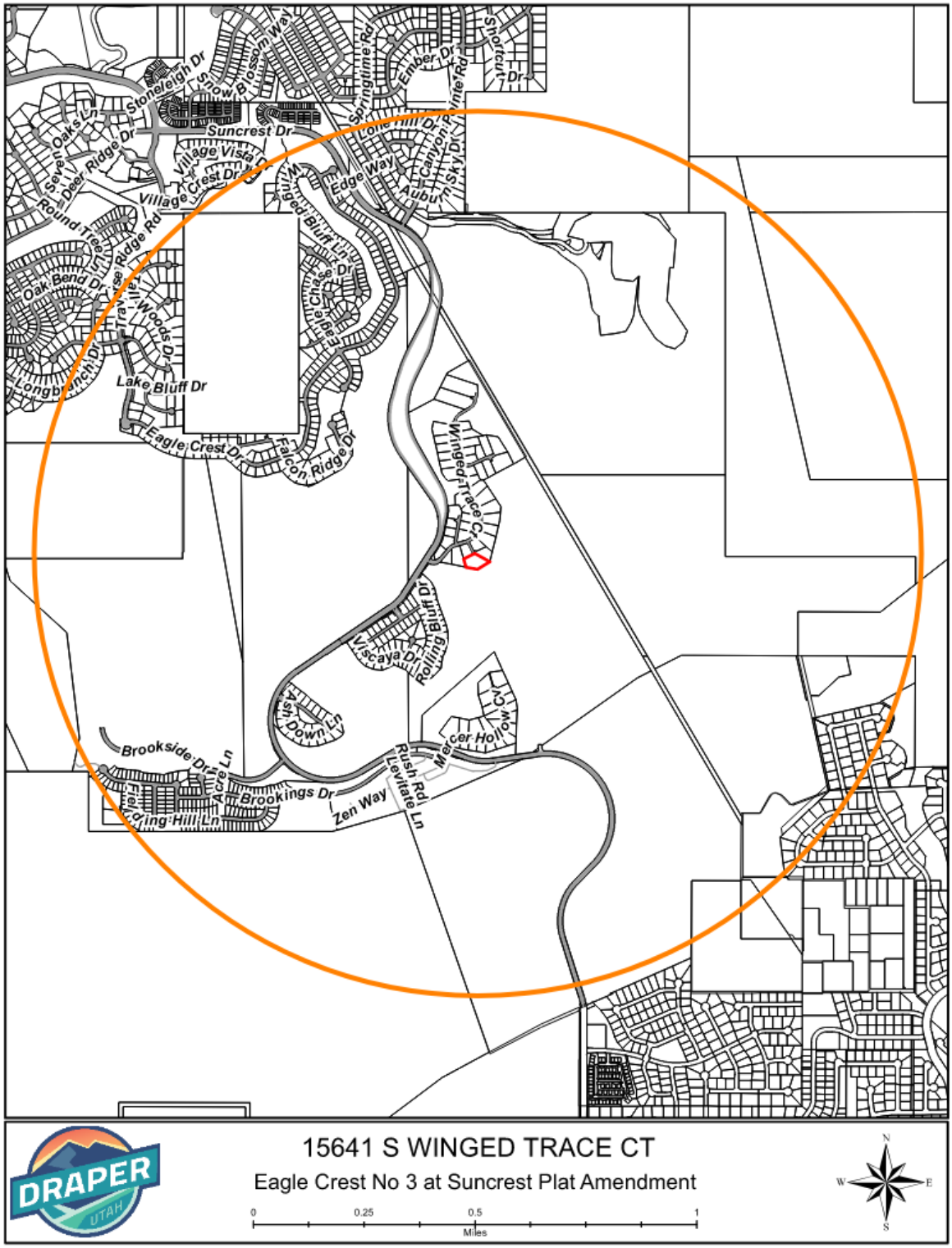


EXHIBIT C
AERIAL MAP

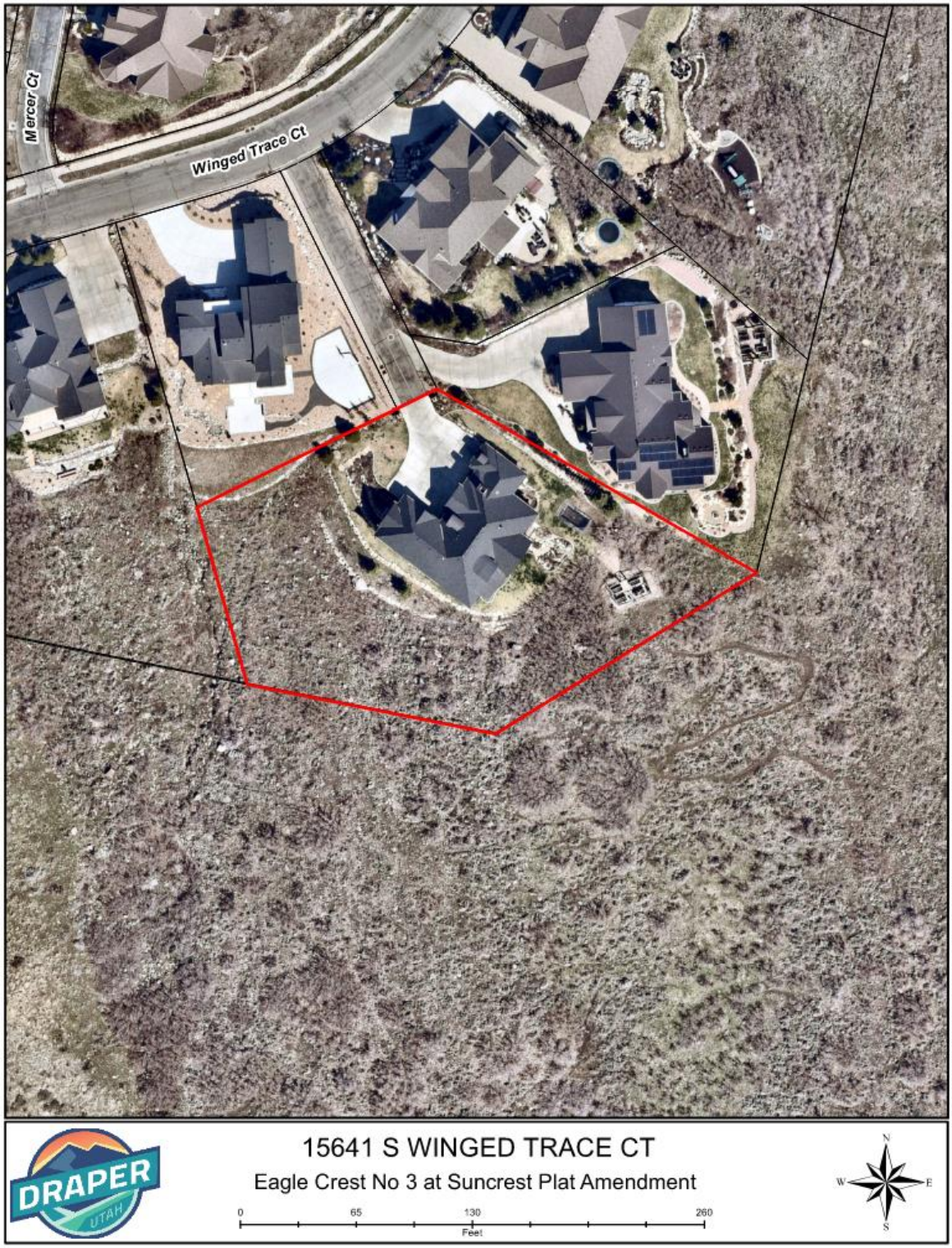


EXHIBIT D
LAND USE MAP

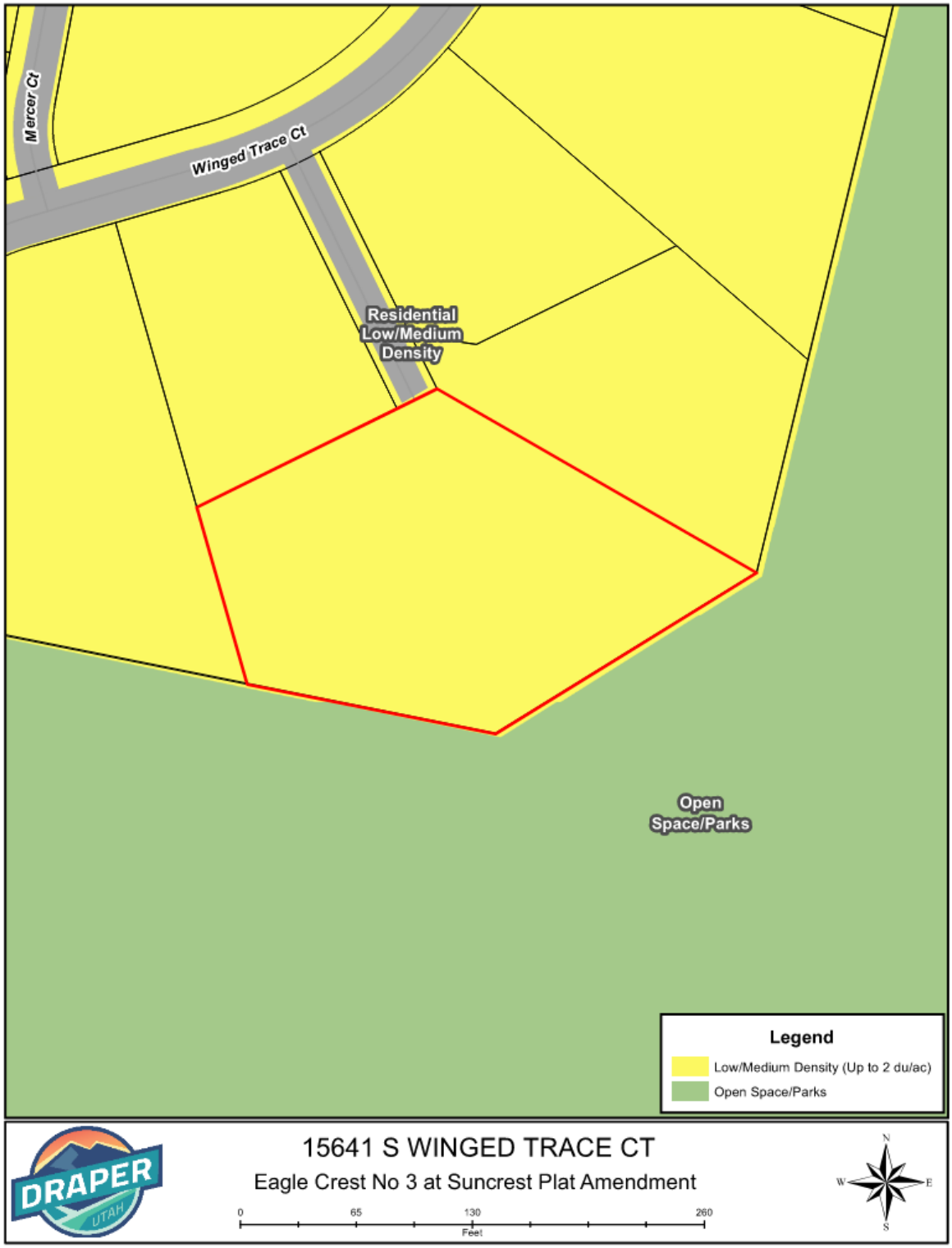


EXHIBIT E
ZONING MAP

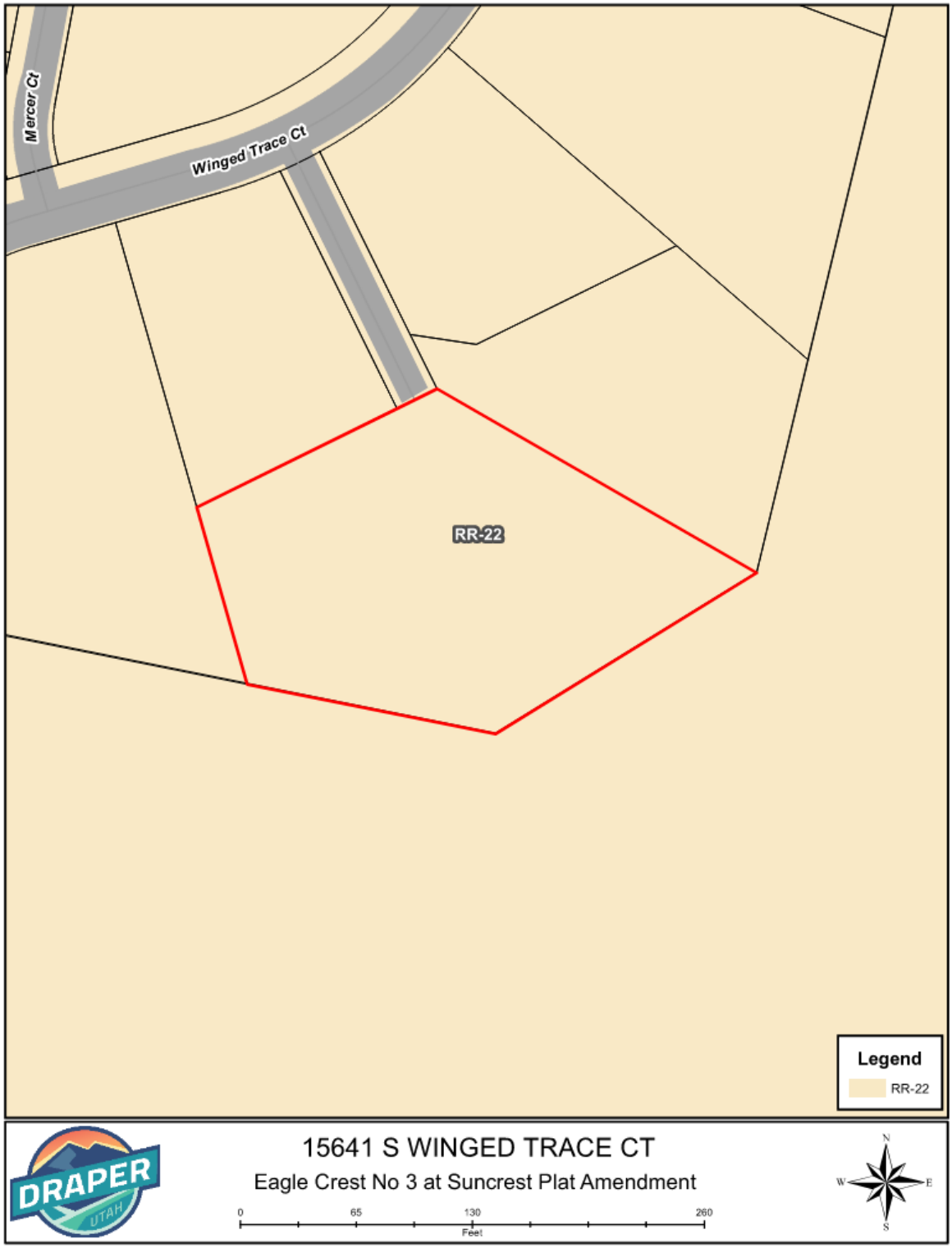


EXHIBIT F
EXISTING SUBDIVISION PLAT

EAGLE CREST No. 3 at SUNCREST

LOCATED IN SECTION 15, TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH

* Eng. site plan
* location required for each lot
* sprinklers

Found SLCo. Brass Cap Northwest Corner, Section 15, T4S, R1E, SLB&M

(Basis of Bearings) S 89°50'02" W 3657.69'

Found SLCo. Brass Cap North 1/4 Corner, Section 15, T4S, R1E, SLB&M

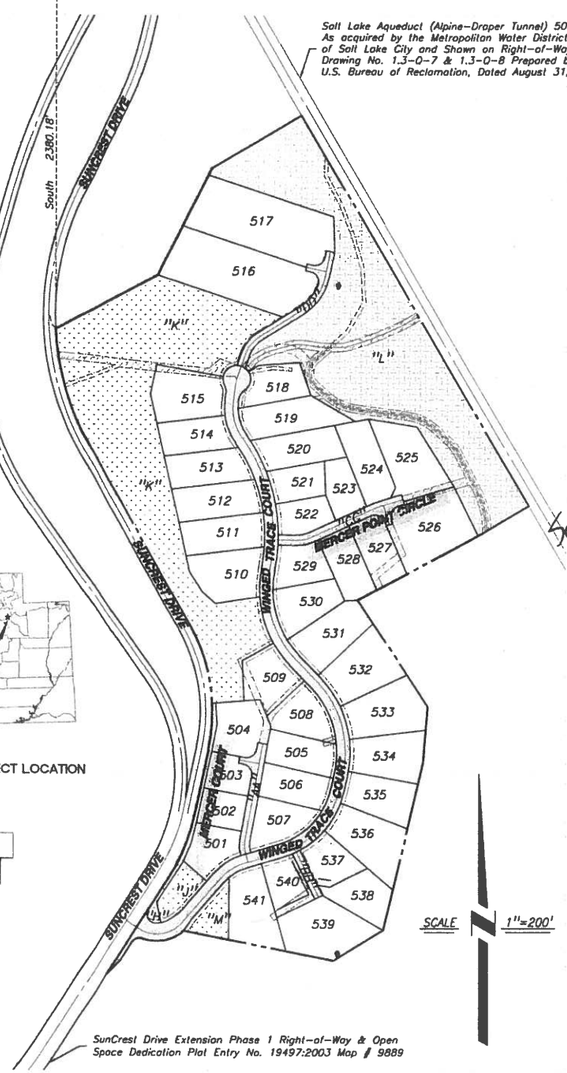
S 89°50'02" W 2983.97'

S 89°50'02" W 673.72'

LEGEND:

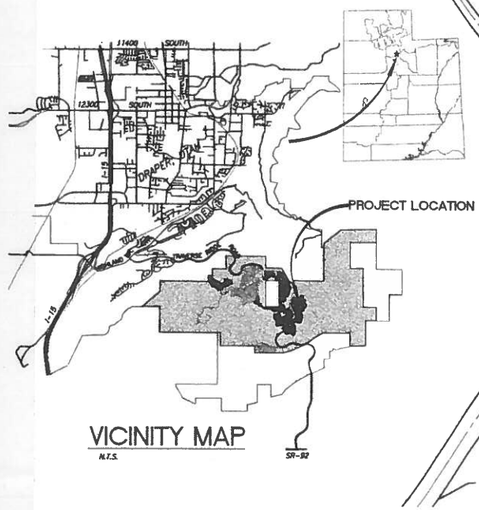
- Section Corner Monument as noted
- Street Monument Existing
- Street Monument To Be Set
- Proposed Fire Hydrant
- Concentrated Hardscape Run-off Release Point from Uphill Lot and Acceptance Point for Downhill Lots (See General Note No. 12).
- Set Rebar & Cap Stamped The Keith Companies At All Rear Lot Corners, Set Lead Plug Or Rivet In Top Of Curb At Extension Of Property Line At Fronts, Or As Noted
- Public Utility and Lot Drainage Easement (P.U.E.) at Front Lot Line is 10', or as noted
- W.T.C. (TYP.) Abbreviated Street Name
- Property Line
- Section Line
- Center Line
- Adjoining Property Line
- Tie Line
- Easement Line
- Dedicated Public Roads
- Easement Areas
- Lettered Lots "H", "J", "K" & "L" to be owned and maintained by SunCrest Owners Association and/or assigns
- Nondisturbance Areas
- Open Space Lot "L" dedicated to Draper City by this plot
- Limited Use Driveways

Salt Lake Aqueduct (Alpine-Draper Tunnel) 50' Wide As acquired by the Metropolitan Water District of Salt Lake City and Shown on Right-of-Way Plat Drawing No. 1.3-0-7 & 1.3-0-8 Prepared by the U.S. Bureau of Reclamation, Dated August 31, 1943



Setbacks

SCALE 1"=200'



VICINITY MAP
N.T.S.

SunCrest Drive Extension Phase 1 Right-of-Way & Open Space Dedication Plat Entry No. 19497:2003 Map # 9889

0 200 400 600
SCALE IN FEET

10827 sheet 1 of 5

GENERAL NOTES:

1. This Plat is subject to that certain Declaration of Covenants, Conditions, Easements and Restrictions for SunCrest, a Planned Community, recorded December 28, 1999, as Entry No. 7543075, in Book 8332, at Page 4708, in the Salt Lake County Recorder's Office and recorded December 22, 2000, as Entry No. 101565:2000, in the Utah County Recorder's Office, as the same may be amended from time to time ("Declaration"). Capitalized terms used but not otherwise defined in this Plat shall have the same meanings as set forth in the Declaration.

2. Shallow Sewer Depths: Contractor shall verify sewer lateral depth and set foundation elevation to provide adequate fall into sewer lateral. Buildings with a basement may not have sewer service available for basement.

3. Upon application for a building permit for any Lot shown hereon, the Owner of such Lot must submit an engineered site plan showing method of collecting and/or transporting all surface drainage onto and off of such Lot.

4. The Limited Use Driveways as depicted hereon are reserved, pursuant to the terms and conditions of the Declaration, for the exclusive use, occupancy and benefit of the Owners of the Lots to which they are adjacent and to which they are required for access to such Lots. The Benefited Owners include the specific twenty one Owners of Lots 501, 502, 503, 504, 505, 506, 507, 516, 517, 522, 523, 524, 525, 526, 527, 528, 529, 537, 538, 539, & 540. The SunCrest Owners Association, Inc. shall hold fee title to such Limited Use Driveways via a separate conveyance instrument, which constitutes Limited Community Areas as further described in the Declaration. The SunCrest Owners Association, Inc. shall maintain, repair, replace and service such Limited Use Driveways in accordance with the provisions of the Declaration, unless Declarant or the Board authorizes the delegation of such responsibility in the Declaration, or in any Neighborhood Declaration or Supplemental Declaration which has been or may be recorded against Eagle Crest No. 3 at SunCrest. Each Benefited Owner, for each Lot that he or she owns, shall be liable for an equal share of the maintenance, repair, replacement and service costs associated with the Limited Use Driveway, and for all Assessments levied by the Master Association associated with the same, as further described in the Declaration.

5. Minimum building setbacks from right-of-way lines are 20.00 feet from front access garage Dwelling Units and 15.00 feet from side access garage Dwelling Units. Minimum building setbacks from rear lot lines are 20.00 feet unless otherwise noted and minimum building setbacks from side lot lines are 10.00 feet unless otherwise noted. Additional details regarding setbacks are described in Table 1 (Page 34) of the SunCrest Master Plan Exhibit "C".

6. There exists certain Nondisturbance Areas across Lots 504-507 and 509-541 as depicted on this Plat and as contemplated under Section 4.2.36 of the Declaration. As further described in the Declaration, no improvements (whether temporary or permanent), landscaping, alterations, repairs, excavation, grading or other work which in any way alters the exterior appearance of such Nondisturbance Areas from its natural state existing on the date this Plat is recorded shall be made or done without the prior approval of the Design Review Board.

7. The SunCrest Owners Association, Inc. shall hold fee title to Single Lettered Lots "H", "J", "K", and "M" via a separate conveyance instrument, which constitutes Limited Community Areas as further described in the Declaration.

8. Owner does hereby reserve for itself and its successors, assigns, agents and designees, a perpetual, [redacted] right and easement upon, across and over Lot "L" as depicted on this Plat for [redacted] pedestrian ingress and egress to, from, over, through and across Lot "L" for the purpose of accessing, enjoying, [redacted] maintaining, repairing and replacing all existing [redacted] improvements located adjacent to Lot "L" and such certain improvements which are or may be accessed through Lot "L", including without limitation that certain Salt Lake Aqueduct (Alpine-Draper Tunnel) as acquired by the Metropolitan Water District of Salt Lake City.

9. The property within this plat is located within a natural hazards special study area. Studies and reports analyzing the special study area are available for review in the Draper City Offices.

10. Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that maybe placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be places within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

11. Owner is responsible for verifying feasibility of basement construction.

12. For more information regarding concentrated hardscape run-off release points, refer to sheet 30 of the Eagle Crest No. 3 Improvement Plans.

13. All retaining walls shall be designed, inspected and certified by a Utah licensed professional engineer. Design shall address geotechnical, structural and drainage issues. All retaining walls shall comply with applicable Draper City standards and/or ordinances.

14. Buyer Disclosure Note - See sheet 5 of 5.

15. Dwelling Units constructed on Lot 501-541 shall be fire-sprinkled.

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents that SunCrest L.L.C., a Delaware limited liability company, as successor in interest to DAE/Westbrook, L.L.C., a Delaware limited liability company, ("Owner"), owns the above described tract of land, and hereby causes the same to be divided into Lots, public roads and Limited Use Driveways, together with easements to be hereinafter known as

EAGLE CREST No. 3 at SUNCREST

Subject to the terms of the Declaration of Covenants, Conditions, Easements and Restrictions for SunCrest, a Planned Community, Owner does hereby dedicate to the public the roads as shown on this Plat as intended for the use of the public, Winged Trace Court and SunCrest Drive.

Owner does hereby dedicate and convey to Draper City, a municipal corporation, in fee all of Lot "L" as shown on this Plat, for the perpetual use of the public, the same to be used as "Open Space" as more particularly described in that certain Master Development Agreement dated August 24, 1999 between Owner and Draper City, reserving to Owner, its successor and assigns, a temporary construction easement to locate and construct those facilities as are provided in and for the term of said Master Development Agreement.

Also subject to the Declaration, Owner does also hereby offer and convey to Draper City, a municipal corporation, and to all public and private utility companies, their successors and assigns, the following easements: (1) a permanent non-exclusive utility easement and right-of-way over, under, across, and through those parts or portions of said tract designated on this Plat as Public Utility and Lot Drainage Easement (P.U.E.), Limited Community Areas, Limited Use Driveways, streets, lanes, lettered Lots or Open Space Lots for the construction, installation, maintenance and repair of subterranean electrical, telephone, communications, natural gas, sewer, water and drainage service lines and facilities; (2) a storm drainage easement as depicted on this Plat as "Storm Drainage Easement" across Lots 504, 505, 508, 509, 515, 518, 519, 526, 527, 539, 540, 541, "K" & "L" for the drainage and installation, maintenance and operation of subterranean drainage service lines and facilities; (3) a sewer easement as depicted on this Plat as "Sewer Easement" across Lots 504, 508, 509, 525, 526 & "L" for the installation, maintenance and operation of subterranean sewer service lines and facilities; and (4) a trail easement as depicted on this Plat as "10' Draper City Trail Easement" across Lot "L" for the use and enjoyment of that certain ten-foot-wide trail to be developed and maintained from time to time as part of the Trail System serving the public, Owners and Residents at SunCrest, subject to reasonable, non-discriminatory rules and regulations as the board may adopt from time to time and subject to applicable requirements and regulations of Salt Lake County and any other governmental body or agency having jurisdiction. Owner does also hereby reserve for itself, its successors, assigns, agents and designees, a permanent exclusive access easement and right-of-way as depicted on this Plat as an "Access Easement" across Lot "L" for access to certain existing and future improvements as further described in Note 8. The above described non-exclusive easements and rights-of-way are together with the right of access thereto, which would require that no surface construction be allowed which would interfere with normal utility use. In the event it becomes necessary to relocate any utility at the instance or request of any public entity or the owner, the person or entity making such request shall pay for all costs and expenses incurred or associated with the same.

IN WITNESS WHEREOF, Owner has hereunto set its hand this 28th day of October, 2004.

By: [signature] Its: Assistant Vice President

SunCrest, L.L.C., a Delaware limited liability company
FKA DAE/WESTBROOK LLC

LENDER'S CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS:
The undersigned Zions First National Bank N.A. (Lender") is the trustee and beneficiary under that certain Deed of Trust dated 3/30/00 and recorded in the official records of Utah County, Utah 5/3/00 2000 as Entry No. 35650, which Deed of Trust encumbers the property legally described in this Plat. Lender hereby consents to the recordation of this Plat and hereby acknowledges that said land is to be subdivided into Lots, Limited Use Driveways, and a public road to be hereinafter known as Eagle Crest No. 3 at SunCrest, as set forth on this Plat. Lender hereby consents to the dedication of the public road described herein as Winged Trace Court and SunCrest Drive for the perpetual use of the public and hereby subordinates its interest in the public road to the public forever.

DATED this 29th day of October, 2004.

ZIONS FIRST NATIONAL BANK, N.A.

By: [signature]

Its: Vice President

LENDER'S ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF Salt Lake)

On this 29th day of October A.D., 2004, there personally appeared before me, David V. Irvin who being by me duly sworn, did say that he/she is the Vice President of Zions First National Bank, N.A., that said Plat was signed on behalf of said entity by authority of its bylaws or a resolution of its board of directors and said person acknowledged to me that said entity executed the same.

[signature] NOTARY PUBLIC

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF Salt Lake)

On this 28th day of October, 2004, there personally appeared before me, [redacted] who being by me duly sworn, did say that he/she is the Vice Pres. of SunCrest, L.L.C., a Delaware limited liability company, that said Plat was signed on behalf of said entity by authority of its operating agreement, and said person acknowledged to me that said entity executed the same.

[signature] NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I, Matt W. Clark a Professional Land Surveyor holding License No. 323716 in accordance with the laws of the State of Utah, do hereby certify that I have completed a survey of the following described property and that I have subdivided said property into lots and a limited use driveway as directed by the owners of said property and in accordance with the Zoning and Subdivision Ordinance of Draper City, Utah to wit:

10/26/04 Date

Matt W Clark P.L.S. No. 323716

PROFESSIONAL LAND SURVEYOR — Matt W. Clark — P.L.S. No. 323716 — STATE OF UTAH

LEGAL DESCRIPTION

A parcel of land located in Section 15, Township 4 South, Range 1 East, Salt Lake Base and Meridian, Utah County, Utah described as follows:

BEGINNING at a point on the easterly right-of-way line of SunCrest Drive as described on SunCrest Drive Extension Phase 1 Right-of-Way & Open Space Dedication Plat recorded February 7, 2003 as Entry No. 19497:2003 and Map # 9889 of the Utah County records, said point being South 89°50'02" West 673.72 feet along the section line and South 2380.18 feet from the Utah County brass cap marking the North Quarter Corner of Section 15, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearings being South 89°50'02" West 3657.69 feet between said North Quarter Corner of Section 15 and the Salt Lake County brass cap marking the Northwest Corner of said Section 15) and running thence North 62°14'50" East 343.20 feet; thence North 26°47'06" East 354.05 feet; thence North 59°39'49" East 306.01 feet to the westerly right-of-way line of the Salt Lake Aqueduct as acquired by the Metropolitan Water District of Salt Lake City and shown on Salt Lake Aqueduct Right of Way Plat Drawing No.'s 1.3-0-7 & 1.3-0-8, prepared by the U.S. Bureau of Reclamation, dated August 31, 1943; thence along said westerly right-of-way line South 30°20'11" East 1336.67 feet (South 30°30' East by record); thence South 59°39'49" West 158.36 feet; thence South 61°51'44" West 420.98 feet; thence South 33°14'54" East 378.99 feet; thence South 04°29'51" West 165.73 feet; thence South 13°33'05" West 507.16 feet; thence South 58°21'12" West 171.97 feet; thence North 78°41'09" West 451.56 feet; thence Southwesterly 8.92 feet along a 228.23 foot radius non-tangent curve to the right through a central angle of 02°14'23" and a long chord of South 42°41'49" West 8.92 feet; thence Westerly 121.00 feet along a 121.00 foot radius non-tangent curve to the right through a central angle of 57°17'48" and a long chord of South 81°39'19" West 116.02 feet; thence Westerly 36.46 feet along a 27.00 foot radius reverse curve to the left through a central angle of 77°21'52" and a long chord of South 71°37'11" West 33.75 feet; thence South 32°56'21" West 61.35 feet; thence South 44°18'14" West 60.90 feet to said easterly right-of-way line of SunCrest Drive; thence along said easterly right-of-way line the following seven courses: North 32°56'21" East 339.88 feet, Northeasterly 201.75 feet along a 557.00 foot radius curve to the left through a central angle of 20°45'12" and a long chord of North 22°33'45" East 200.65 feet, North 12°11'09" East 196.08 feet, North 77°48'51" West 2.00 feet, Northerly 385.27 feet along a 530.00 foot radius non-tangent curve to the left through a central angle of 41°38'59" and a long chord of North 08°38'21" West 376.84 feet, North 29°27'50" West 601.96 feet, and Northerly 366.03 feet along a 790.00 foot radius curve to the right through a central angle of 26°32'49" and a long chord of North 16°11'26" West 362.77 feet to the POINT OF BEGINNING.

Containing 1,840,368 square feet or 42.249 acres.

FAG - 20'
SAG - 15'
RY - 20'
SY - 10'

SEC 15, T4S R1E, TU 019 NHL

ENT 135424:2004 BK 6 1467
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2004 Dec 14 3:06 pm FEE 90.00 BY SA
RECORDED FOR DRAPER CITY

Containing 41 Lots (SFD 15) (501 to 541)	24.397 ACRES
Limited Use Driveways ("AA", "BB", "CC" and "DD")	0.934 ACRES
Lettered Lots ("H", "J", "K" and "M")	7.579 ACRES
Open Space Lot Dedicated to Draper City ("L")	7.254 ACRES
Road Dedication	2.085 ACRES
Total Acreage:	42.249 ACRES

K:\Suncrest\235933\Sur\Final Plat\01-Final.dwg 10/26/2004

EAGLE CREST No. 3 at SUNCREST
LOCATED IN SECTION 15, TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
UTAH COUNTY, UTAH

The Keith Companies TKC
960 West LeVoy Drive, Suite 100, Taylorsville, Utah 84123
Phone (801) 743-0696 Fax (801) 743-0697
Water Resources Land Planning Civil Engineering Land Surveying Mapping Environmental Services

Utah Power and Light — Approved This 27th Day of October A.D., 2004 — General Manager: Wendy Carter — Print Name: Wendy Carter

Qwest Communications — Approved This 27th Day of OCTOBER A.D., 2004 — Qwest Communications — Print Name: MATT IVESTER

South Valley Sewer District — Approved This 28 Day of October A.D., 2004 — General Manager: Craig L. White — Print Name

Questar Gas — Approved This 27th Day of OCTOBER A.D., 20 04 — Questar Gas — Print Name: DON PERO

City Planning Commission — Approved This 9th Day of November A.D., 2004 — Chairperson, City Planning Commission — William E. Rappleye — Print Name

Draper City Engineer's Certificate — I hereby certify that I have had this plat examined by this office and it is correct and in accordance with information on file and is hereby approved — City Engineer — 23 NOV 04 Date — Don E. Overson — Print Name

City Attorney — Approved This 26th Day of November A.D., 2004 — City Attorney — Print Name

City Mayor — Approved This 1st Day of December A.D., 2004 — Mayor — Linda Dunlavy — Print Name — ATTEST: City Recorder — Darrell H. Smith — Print Name

State of Utah, County of Utah — Recorded and filed at the request of _____ — Recorded as Entry No. _____ — Date _____ Time _____ Book _____ Page _____ — Fee $ _____ Utah County Recorder

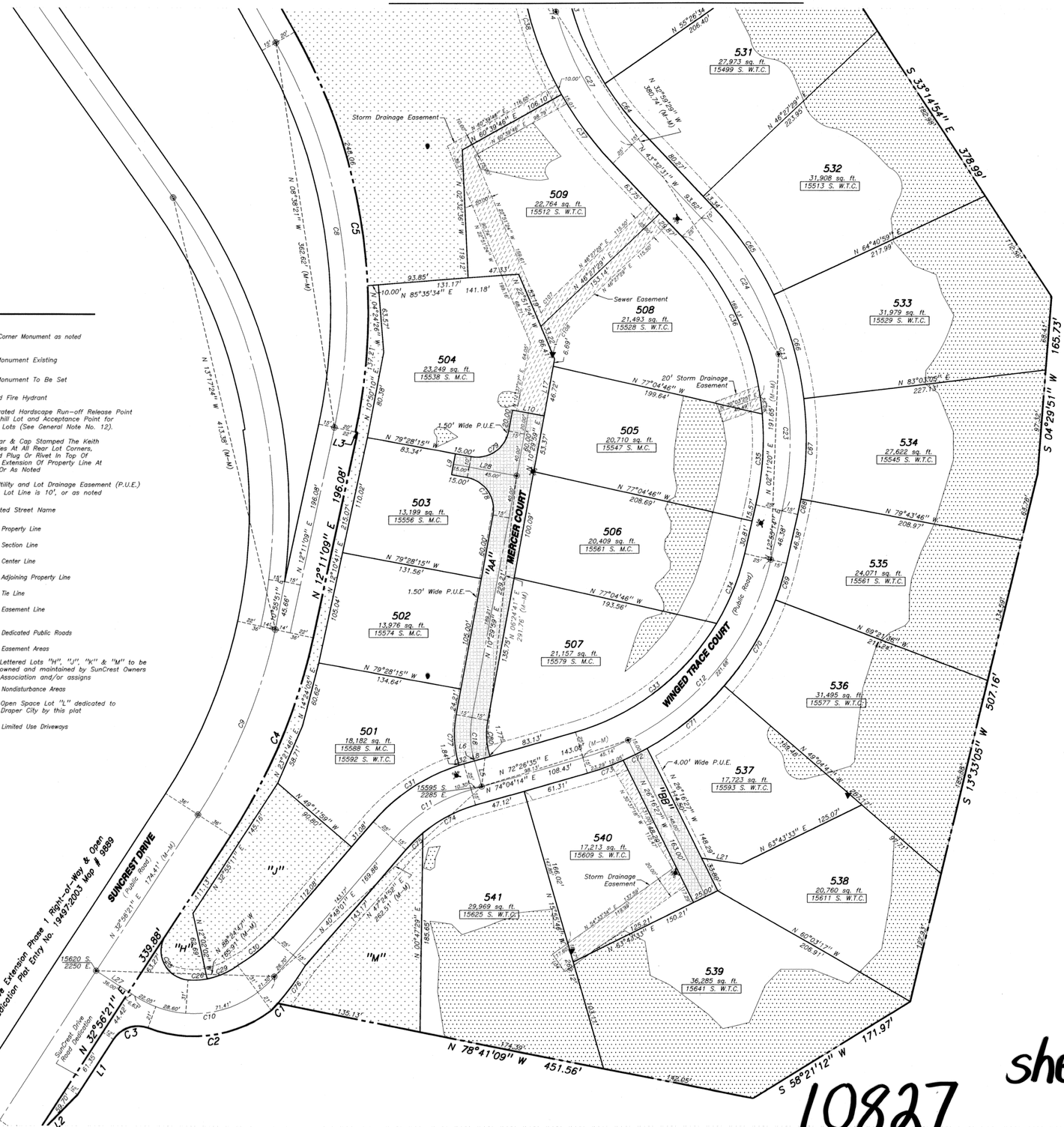
PROJECT No: 132.359.33.000

SHEET No: 1 of 5

T4S, R1E, Section 15

EAGLE CREST No. 3 at SUNCREST

LOCATED IN SECTION 15, TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH



LEGEND:

- Section Corner Monument as noted
- Street Monument Existing
- Street Monument To Be Set
- Proposed Fire Hydrant
- Concentrated Hardscape Run-off Release Point from Uphill Lot and Acceptance Point for Downhill Lots (See General Note No. 12).
- Set Rebar & Cap Stamped The Keith Companies At All Rear Lot Corners, Set Lead Plug Or Rivet In Top Of Curb At Extension Of Property Line At Fronts, Or As Noted
- Public Utility and Lot Drainage Easement (P.U.E.) at Front Lot Line is 10', or as noted
- W.T.C. (TYP.) Abbreviated Street Name
- Property Line
- Section Line
- Center Line
- Adjoining Property Line
- Tie Line
- Easement Line
- Dedicated Public Roads
- Easement Areas
- Lettered Lots "H", "J", "K" & "M" to be owned and maintained by SunCrest Owners Association and/or assigns
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- Open Space Lot "L" dedicated to Draper City by this plat
- Limited Use Driveways

LEGAL DESCRIPTION

A parcel of land located in Section 15, Township 4 South, Range 1 East, Salt Lake Base and Meridian, Utah County, Utah described as follows:

BEGINNING at a point on the easterly right-of-way line of SunCrest Drive as described on SunCrest Drive Extension Phase 1 Right-of-Way & Open Space Dedication Plat recorded February 7, 2003 as Entry No. 19497:2003 and Map # 9889 of the Utah County records, said point being South 89°50'02" West 673.72 feet along the section line and South 2380.18 feet from the Utah County brass cap marking the North Quarter Corner of Section 15, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearings being South 89°50'02" West 3657.69 feet between said North Quarter Corner of Section 15 and the Salt Lake County brass cap marking the Northwest Corner of said Section 15) and running thence North 62°14'50" East 343.20 feet; thence North 26°47'06" East 354.05 feet; thence North 59°39'49" East 306.01 feet to the westerly right-of-way line of the Salt Lake Aqueduct as acquired by the Metropolitan Water District of Salt Lake City and shown on Salt Lake Aqueduct Right of Way Plat Drawing No.'s 1.3-O-7 & 1.3-O-8, prepared by the U.S. Bureau of Reclamation, dated August 31, 1943; thence along said westerly right-of-way line South 30°20'11" East 1336.67 feet (South 30°30' East by record); thence South 59°39'49" West 158.36 feet; thence South 61°51'44" West 420.98 feet; thence South 33°14'54" East 378.99 feet; thence South 04°29'51" West 165.73 feet; thence South 13°33'05" West 507.16 feet; thence South 58°21'12" West 171.97 feet; thence North 78°41'09" West 451.56 feet; thence Southwesterly 8.92 feet along a 228.23 foot radius non-tangent curve to the right through a central angle of 02°14'23" and a long chord of South 42°41'49" West 8.92 feet; thence Westerly 121.00 feet along a 121.00 foot radius non-tangent curve to the right through a central angle of 57°17'48" and a long chord of South 81°39'19" West 116.02 feet; thence Westerly 36.46 feet along a 27.00 foot radius reverse curve to the left through a central angle of 77°21'52" and a long chord of South 71°37'21" West 33.75 feet; thence South 32°56'21" West 61.35 feet; thence South 44°18'14" West 60.90 feet to said easterly right-of-way line of SunCrest Drive; thence along said easterly right-of-way line the following seven courses: North 32°56'21" East 339.88 feet, Northeasterly 201.75 feet along a 557.00 foot radius curve to the left through a central angle of 20°45'12" and a long chord of North 22°33'45" East 200.65 feet, North 12°11'09" East 196.08 feet, North 77°48'51" West 2.00 feet, Northerly 385.27 feet along a 530.00 foot radius non-tangent curve to the left through a central angle of 41°38'59" and a long chord of North 08°38'21" West 376.84 feet, North 29°27'50" West 601.96 feet, and Northerly 366.03 feet along a 790.00 foot radius curve to the right through a central angle of 26°32'49" and a long chord of North 16°11'26" West 362.77 feet to the POINT OF BEGINNING.

Containing 1,840,368 square feet or 42.249 acres.

ENT 135424:2004 Bk 8 10827
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2004 Dec 02 3:06 pm FEE 200.00 BY SM
RECORDED FOR DRAPER CITY

Draper City Engineer's Certificate

I hereby certify that I have had this plat examined by this office and it is correct and in accordance with information on file and is hereby approved.

City Engineer — Date 23 Nov 04

Print Name

Containing 41 Lots (SFD 15) (501 to 541)	24.397 ACRES
Limited Use Driveway ("AA", "BB", "CC" and "DD")	0.934 ACRES
Lettered Lots ("H", "J", "K" and "M")	7.579 ACRES
Open Space Lot Dedicated to Draper City ("L")	7.254 ACRES
Road Dedication	2.085 ACRES
Total Acreage:	42.249 ACRES

K:\Suncrest\235933\Sur\Final Plat\01-Final.dwg 11/22/2004

EAGLE CREST No. 3 at SUNCREST

LOCATED IN SECTION 15, TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
UTAH COUNTY, UTAH

The Keith Companies TKC
960 West LeVoy Drive, Suite 100, Taylorsville, Utah 84123
Phone (801) 743-0696 Fax (801) 743-0697
Water Resources Land Planning Civil Engineering Land Surveying Mapping Environmental Services

State of Utah, County of Utah

Recorded and filed at the request of _____

Recorded as Entry No. _____

Date: _____ Time: _____ Book: _____ Page: _____

Fee $ _____ Utah County Recorder

PROJECT No: 132359.33.000

SHEET No: 4 of 5

sheet 4 of 5

10827

0 50 100 150
SCALE IN FEET

T4S, R1E, Section 15

SEC 15, T4S R1E, TU 019 NHL

EXHIBIT G
PROPOSED SUBDIVISION PLAT AMENDMENT

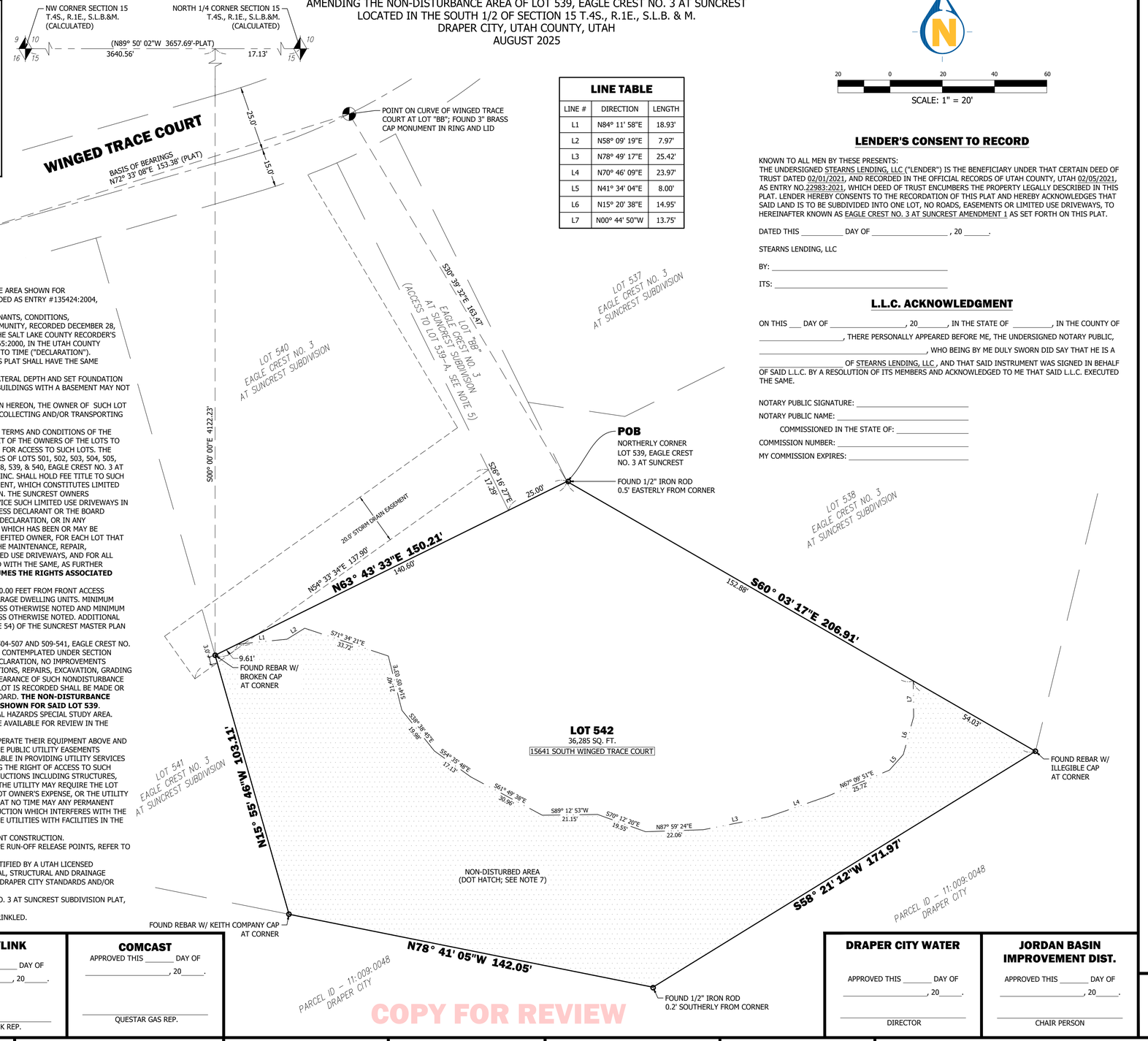
COPY FOR REVIEW

EAGLE CREST NO. 3 AT SUNCREST 1ST AMENDMENT

AMENDING THE NON-DISTURBANCE AREA OF LOT 539, EAGLE CREST NO. 3 AT SUNCREST
LOCATED IN THE SOUTH 1/2 OF SECTION 15 T.4S., R.1E., S.L.B. & M.
DRAPER CITY, UTAH COUNTY, UTAH
AUGUST 2025

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- ROAD CENTERLINE
- SECTION LINE
- TIE TO MONUMENT
- EASEMENT LINE
- BUILDABLE AREA
- RECORD CALLS ( )
- SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)
- FOUND PROPERTY MARKER (AS NOTED)

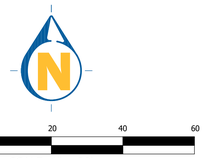


LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N84° 11' 58"E	18.93'
L2	N58° 09' 19"E	7.97'
L3	N78° 49' 17"E	25.42'
L4	N70° 46' 09"E	23.97'
L5	N41° 34' 04"E	8.00'
L6	N15° 20' 38"E	14.95'
L7	N00° 44' 50"W	13.75'

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO AMEND THE NON-DISTURBANCE AREA SHOWN FOR LOT 539, EAGLE CREST NO. 3 AT SUNCREST SUBDIVISION, RECORDED AS ENTRY #135424:2004, UTAH COUNTY RECORDER'S OFFICE (SEE NOTE 7 BELOW).
2. THIS PLAT IS SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SUNCREST, A PLANNED COMMUNITY, RECORDED DECEMBER 28, 1999, AS ENTRY NO. 7543075, IN BOOK 8332, AT PAGE 4708, IN THE SALT LAKE COUNTY RECORDER'S OFFICE AND RECORDED DECEMBER 22, 2000, AS ENTRY NO. 101565:2000, IN THE UTAH COUNTY RECORDER'S OFFICE, AS THE SAME MAY BE AMENDED FROM TIME TO TIME ("DECLARATION"). CAPITALIZED TERMS USED BUT NOT OTHERWISE DEFINED IN THIS PLAT SHALL HAVE THE SAME MEANINGS AS SET FORTH IN THE DECLARATION.
3. SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
4. UPON APPLICATION FOR A BUILDING PERMIT FOR ANY LOT SHOWN HEREON, THE OWNER OF SUCH LOT MUST SUBMIT AN ENGINEERED SITE PLAN SHOWING METHOD OF COLLECTING AND/OR TRANSPORTING ALL SURFACE DRAINAGE ONTO AND OFF OF SUCH LOT.
5. THE LIMITED USE DRIVEWAYS ARE RESERVED, PURSUANT TO THE TERMS AND CONDITIONS OF THE DECLARATION, FOR THE EXCLUSIVE USE, OCCUPANCY AND BENEFIT OF THE OWNERS OF THE LOTS TO WHICH THEY ARE ADJACENT AND TO WHICH THEY ARE REQUIRED FOR ACCESS TO SUCH LOTS. THE BENEFITED OWNERS INCLUDE THE SPECIFIC TWENTY ONE OWNERS OF LOTS 501, 502, 503, 504, 505, 506, 507, 516, 517, 522, 523, 524, 525, 526, 527, 528, 529, 537, 538, 539, & 540, EAGLE CREST NO. 3 AT SUNCREST SUBDIVISION. THE SUNCREST OWNERS ASSOCIATION, INC. SHALL HOLD FEE TITLE TO SUCH LIMITED USE DRIVEWAYS VIA A SEPARATE CONVEYANCE INSTRUMENT, WHICH CONSTITUTES LIMITED COMMUNITY AREAS AS FURTHER DESCRIBED IN THE DECLARATION. THE SUNCREST OWNERS ASSOCIATION, INC. SHALL MAINTAIN, REPAIR, REPLACE AND SERVICE SUCH LIMITED USE DRIVEWAYS IN ACCORDANCE WITH THE PROVISIONS OF THE DECLARATION, UNLESS DECLARANT OR THE BOARD AUTHORIZES THE DELEGATION OF SUCH RESPONSIBILITY IN THE DECLARATION, OR IN ANY NEIGHBORHOOD DECLARATION OR SUPPLEMENTAL DECLARATION WHICH HAS BEEN OR MAY BE RECORDED AGAINST EAGLE CREST NO. 3 AT SUNCREST. EACH BENEFITED OWNER, FOR EACH LOT THAT HE OR SHE OWNS, SHALL BE LIABLE FOR AND EQUAL SHARE OF THE MAINTENANCE, REPAIR, REPLACEMENT AND SERVICE COSTS ASSOCIATED WITH THE LIMITED USE DRIVEWAYS, AND FOR ALL ASSESSMENTS LEVIED BY THE MASTER ASSOCIATION ASSOCIATED WITH THE SAME, AS FURTHER DESCRIBED IN THE DECLARATION. **LOT 542 OF THIS PLAT ASSUMES THE RIGHTS ASSOCIATED WITH SAID LOT 539 OVER LOT "BB".**
6. MINIMUM BUILDING SETBACKS FROM RIGHT-OF-WAY LINES ARE 20.00 FEET FROM FRONT ACCESS GARAGE DWELLING UNITS AND 15.00 FEET FROM SIDE ACCESS GARAGE DWELLING UNITS. MINIMUM BUILDING SETBACKS FROM REAR LOT LINES ARE 20.00 FEET UNLESS OTHERWISE NOTED AND MINIMUM BUILDING SETBACKS FROM SIDE LOT LINES ORE 10.00 FEET UNLESS OTHERWISE NOTED. ADDITIONAL DETAILS REGARDING SETBACKS ARE DESCRIBED IN TABLE 1 (PAGE 54) OF THE SUNCREST MASTER PLAN EXHIBIT "C".
7. THERE EXISTS CERTAIN NONDISTURBANCE AREAS ACROSS LOTS 504-507 AND 509-541, EAGLE CREST NO. 3 AT SUNCREST SUBDIVISION AS DEPICTED ON THIS PLOT AND IS CONTEMPLATED UNDER SECTION 4.2.56 OF THE DECLARATION. AS FURTHER DESCRIBED IN THE DECLARATION, NO IMPROVEMENTS (WHETHER TEMPORARY OR PERMANENT), LANDSCAPING, ALTERATIONS, REPAIRS, EXCAVATION, GRADING OR OTHER WORK WHICH IN ANY WAY ALTERS THE EXTERIOR APPEARANCE OF SUCH NONDISTURBANCE AREAS FROM ITS NATURAL STATE EXISTING ON THE DATE THIS PLOT IS RECORDED SHALL BE MADE OR DONE WITHOUT THE PRIOR APPROVAL OF THE DESIGN REVIEW BOARD. **THE NON-DISTURBANCE AREA FOR LOT 542 ON THIS PLAT AMENDS THE SAME AREA SHOWN FOR SAID LOT 539.**
8. THE PROPERTY WITHIN THIS PLAT IS LOCATED WITHIN A NATURAL HAZARDS SPECIAL STUDY AREA. STUDIES AND REPORTS ANALYZING THE SPECIAL STUDY AREA ARE AVAILABLE FOR REVIEW IN THE DRAPER CITY OFFICES.
9. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAYBE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACES WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.
10. OWNER IS RESPONSIBLE FOR VERIFYING FEASIBILITY OF BASEMENT CONSTRUCTION.
11. FOR MORE INFORMATION REGARDING CONCENTRATED HARDSCAPE RUN-OFF RELEASE POINTS, REFER TO SHEET 30 OF THE EAGLE CREST NO. 3 IMPROVEMENT PLANS.
12. ALL RETAINING WALLS SHALL BE DESIGNED, INSPECTED AND CERTIFIED BY A UTAH LICENSED PROFESSIONAL ENGINEER. DESIGN SHALL ADDRESS GEOTECHNICAL, STRUCTURAL AND DRAINAGE ISSUES. ALL RETAINING WALLS SHALL COMPLY WITH APPLICABLE DRAPER CITY STANDARDS AND/OR ORDINANCES.
13. THE BUYER DISCLOSURE NOTE ON SHEET 5 OF 5, EAGLE CREST NO. 3 AT SUNCREST SUBDIVISION PLAT, REMAINS IN EFFECT FOR THIS PLAT.
14. DWELLING UNITS CONSTRUCTED ON THIS LOT SHALL BE FIRE-SPRINKLED.



SCALE: 1" = 20'

LENDER'S CONSENT TO RECORD

KNOWN TO ALL MEN BY THESE PRESENTS:
THE UNDERSIGNED STEARNS LENDING, LLC ("LENDER") IS THE BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST DATED 02/01/2021, AND RECORDED IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH 02/05/2021, AS ENTRY NO.22983:2021, WHICH DEED OF TRUST ENCUMBERS THE PROPERTY LEGALLY DESCRIBED IN THIS PLAT. LENDER HEREBY CONSENTS TO THE RECORDATION OF THIS PLAT AND HEREBY ACKNOWLEDGES THAT SAID LAND IS TO BE SUBDIVIDED INTO ONE LOT, NO ROADS, EASEMENTS OR LIMITED USE DRIVEWAYS, TO HEREINAFTER KNOWN AS EAGLE CREST NO. 3 AT SUNCREST AMENDMENT 1 AS SET FORTH ON THIS PLAT.

DATED THIS _____ DAY OF _____, 20 _____.

STEARNS LENDING, LLC

BY: _____

ITS: _____

L.L.C. ACKNOWLEDGMENT

ON THIS ___ DAY OF _____, 20_____, IN THE STATE OF _____, IN THE COUNTY OF _____, THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A _____ OF STEARNS LENDING, LLC , AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC SIGNATURE: _____
NOTARY PUBLIC NAME: _____
COMMISSIONED IN THE STATE OF: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I HOLD LICENSE NO. 9182497 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, THAT I HAVE COMPLETED AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND I HAVE VERIFIED ALL MEASUREMENTS. I CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE PLACED MONUMENTS ON THE GROUND, AS REPRESENTED ON THIS PLAT, AND THAT THE PROPERTY SHOWN ON THIS PLAT AND DESCRIBED HEREWITH SHALL BE SUBDIVIDED INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS EAGLE CREST NO. 3 AT SUNCREST 1ST AMENDMENT.

COPY FOR REVIEW

JEREMIAH R. CUNNINGHAM, P.L.S. UT #9182497 DATE

BOUNDARY DESCRIPTION

ALL OF THAT PROPERTY CONVEYED IN A WARRANTY DEED RECORDED AS ENTRY NO. 22982:2021, THE UTAH COUNTY RECORDER DESCRIBED AS FOLLOWS:

LOT 539, EAGLE CREST NO. 3, AT SUNCREST, AS SHOWN ON THE OFFICIAL RECORDED PLAT THEREOF, ON FILE AND RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

TOGETHER WITH A LIMITED USE DRIVEWAY FOR ACCESS OVER LOT BB, AS DEPICTED ON THE RECORDED PLAT SAID SUBDIVISION AND PURSUANT TO THE TERMS AND CONDITIONS OF THE DECLARATION RECORDED DECEMBER 28, 1999, AS ENTRY NO. 7543075, IN BOOK 8332, PAGE 4708 IN THE SALT LAKE COUNTY RECORDER AND RECORDED DECEMBER 22, 2000, AS ENTRY NO. 101565:2000 IN THE UTAH COUNTY RECORDER.

SUBDIVISION CONTAINS 0.833 ACRES AND ONE (1) LOT.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO A LOT AS SHOWN ON THIS PLAT AND NAME SAID PLAT

EAGLE CREST NO. 3 AT SUNCREST 1ST AMENDMENT

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO DRAPER CITY, UTAH: (1) THOSE CERTAIN PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; AND (2) THOSE PARCELS DESIGNATED AS PUBLIC OPEN SPACE, PARKS, TRAIL OR EASEMENTS, OR OF SIMILAR DESIGNATION.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND THIS___ DAY OF _____, 20_____.

JOHN C. LEBARON

KRISTA C. LEBARON

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20_____, IN THE STATE OF _____, IN THE COUNTY OF _____,THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, JOHN C. LEBARON, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC SIGNATURE: _____
NOTARY PUBLIC NAME: _____
COMMISSIONED IN THE STATE OF: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20_____, IN THE STATE OF _____, IN THE COUNTY OF _____,THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, KRISTA C. LEBARON, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC SIGNATURE: _____
NOTARY PUBLIC NAME: _____
COMMISSIONED IN THE STATE OF: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

ENBRIDGE GAS UTAH

QUESTAR GAS COMPANY, dba ENBRIDGE GAS UTAH ("ENBRIDGE") HEREBY APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNTIL TITLE 54, CHAPTER 8A, A RECORDED EASEMENT OR TIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISIONS OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

APPROVED THIS _____ DAY OF _____, 20_____

BY: _____

TITLE: _____

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____, 20_____.

ROCKY MOUNTAIN POWER REP.

CENTURYLINK

APPROVED THIS _____ DAY OF _____, 20_____.

CENTURYLINK REP.

COMCAST

APPROVED THIS _____ DAY OF _____, 20_____.

QUESTAR GAS REP.

DRAPER CITY WATER

APPROVED THIS _____ DAY OF _____, 20_____.

DIRECTOR

JORDAN BASIN IMPROVEMENT DIST.

APPROVED THIS _____ DAY OF _____, 20_____.

CHAIR PERSON

EAGLE CREST NO. 3 AT SUNCREST AMENDED LOT 539

AMENDING THE NON-DISTURBANCE AREA OF LOT 539, EAGLE CREST NO. 3 AT SUNCREST
LOCATED IN THE NE 1/4 OF SECTION 15, T.4S., R.1E., S.L.B.&M.
DRAPER CITY, UTAH COUNTY, UTAH

Entellus™
1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

PROJECT #2229002		2025/07/02	JJS
2025/04/29	JJS	2025/07/15	JRC
2025/05/06	JJS	2025/09/15	JJS

DRAPER CITY COMMUNITY DEVELOPMENT DIRECTOR

APPROVED THIS _____ DAY OF _____ A.D. 20 ___

PLANNING COMMISSION CHAIR

PRINT NAME

UTAH COUNTY HEALTH DEPT.

APPROVED THIS _____ DAY OF _____, 20_____.

DIRECTOR

PLANNING COMMISSION

APPROVED AS THIS _____ DAY OF _____, 20_____.

COMMISSION CHAIR

ENGINEER'S CERTIFICATE

APPROVED AS TO COMPLIANCE WITH DRAPER CITY ORDINANCES ON THIS _____ DAY OF _____, 20 _____.

DRAPER CITY ENGINEER

CITY ATTORNEY

APPROVED THIS _____ DAY OF _____, 20_____.

DRAPER CITY ATTORNEY

PRINT NAME

CITY MAYOR

APPROVED THIS _____DAY OF _____ A.D. 20 ___

CITY MAYOR

PRINT NAME

ATTEST: CITY RECORDER

PRINT NAME

SEAL

UTAH COUNTY RECORDER

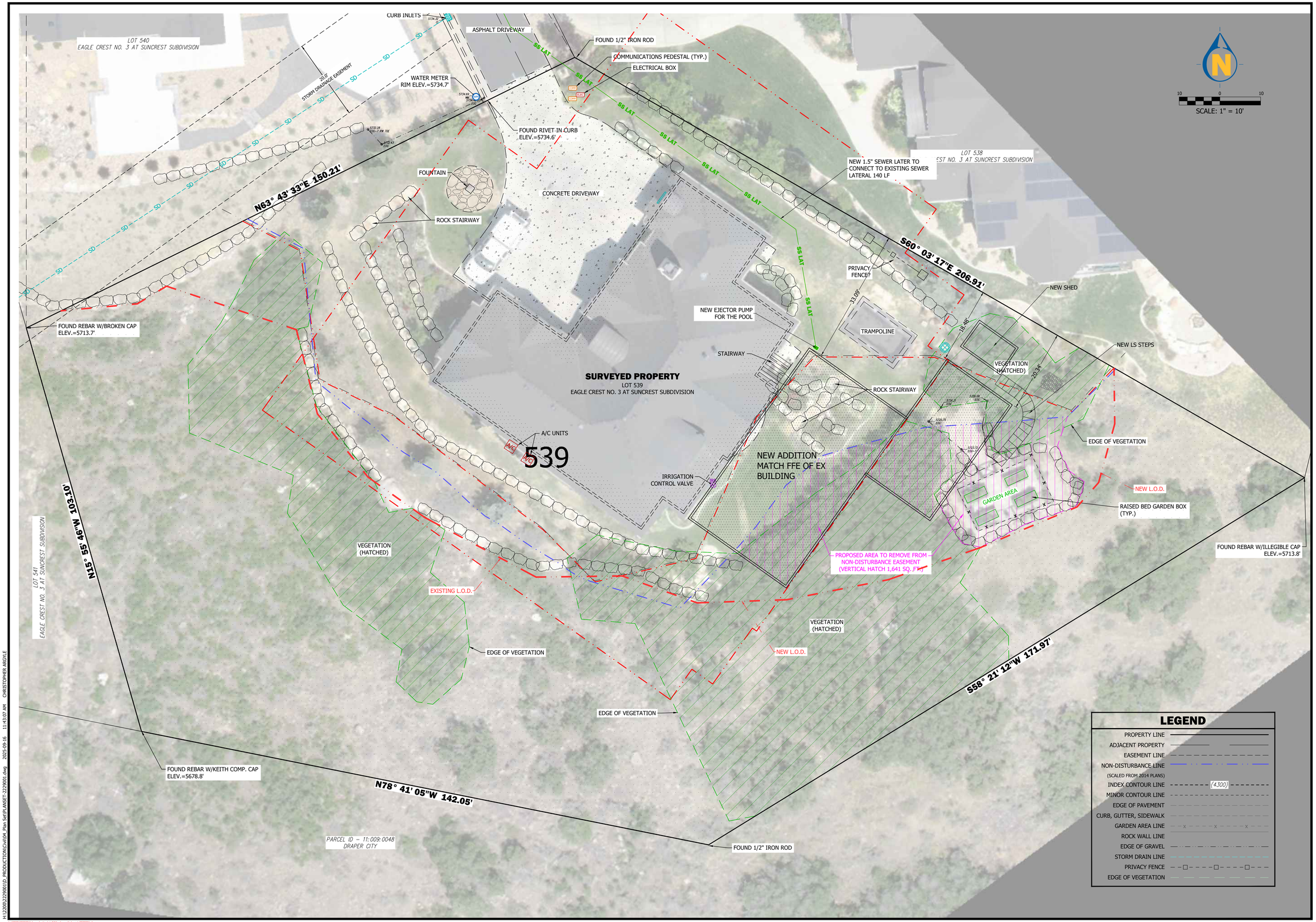
RECORDED ON FILED AT THE REQUEST OF _____

RECORDED AS ENTRY NO. _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE$ _____ UTAH COUNTY RECORDER

EXHIBIT H
SITE AND GRADING PLANS



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- EASEMENT LINE
- NON-DISTURBANCE LINE (SCALED FROM 2014 PLANS)
- INDEX CONTOUR LINE (4300)
- MINOR CONTOUR LINE
- EDGE OF PAVEMENT
- CURB, GUTTER, SIDEWALK
- GARDEN AREA LINE
- ROCK WALL LINE
- EDGE OF GRAVEL
- STORM DRAIN LINE
- PRIVACY FENCE
- EDGE OF VEGETATION

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus

REGISTERED PROFESSIONAL ENGINEER
8/25/25
No.189586
SCOTT T. ARGYLE
STATE OF UTAH

JOHN AND KRISTA LEBARON

15641 SOUTH WINGED TRACE COURT
LOT 359, EAGLE CREST NO. 3 AT SUNCREST SUBDIVISION
LOCATED IN SECTION 15, T. 4 S., R. 1 E., S.L.B.&M.
DRAPER CITY CITY, UTAH COUNTY, UTAH

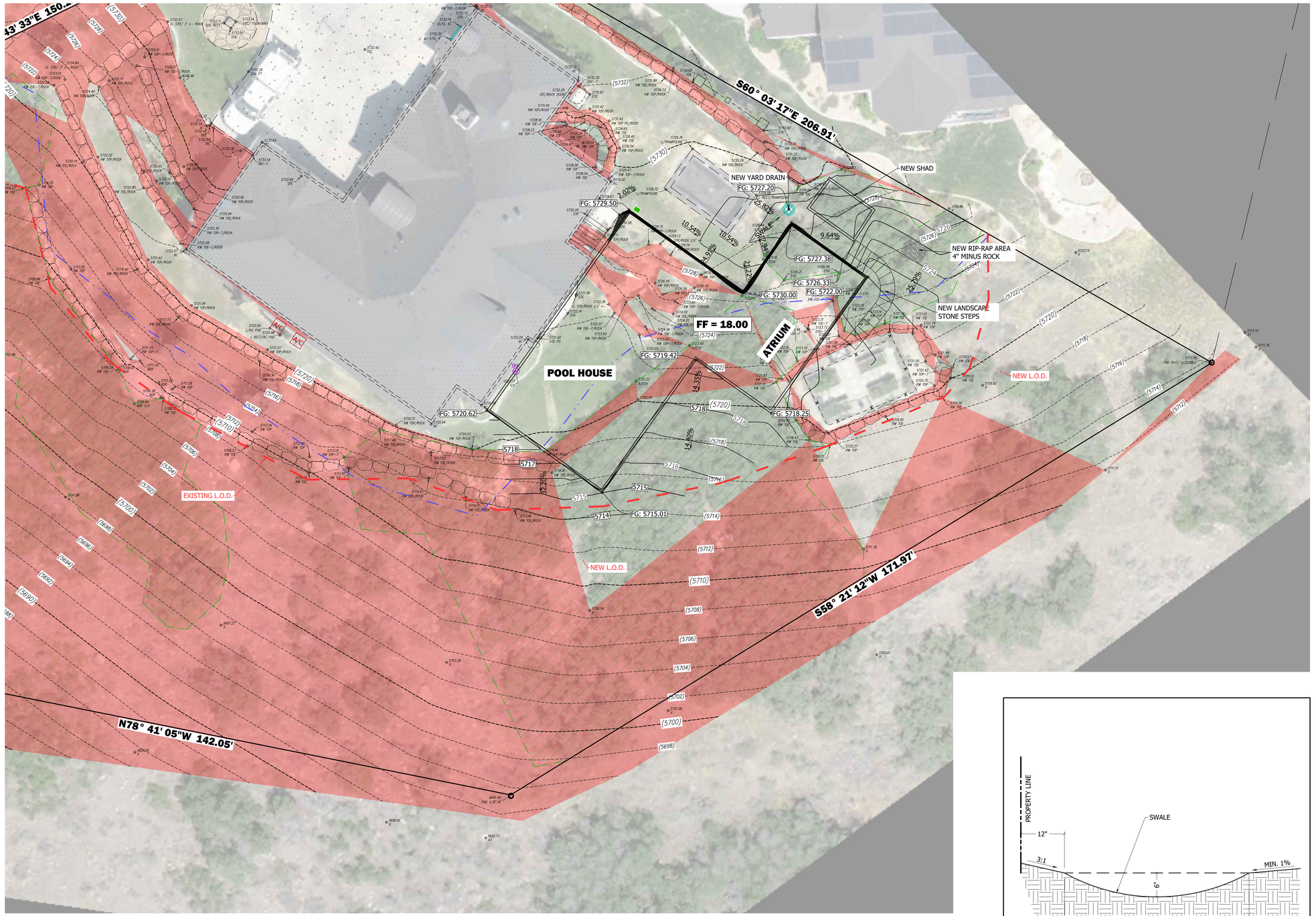
SITE PLAN

REVISIONS

DRAWN: JH	2025-09-16
APPROVED: STA	2025-09-16
PROJECT #:	1794009
PLANSET-2229001.dwg	

C400
SITE PLAN

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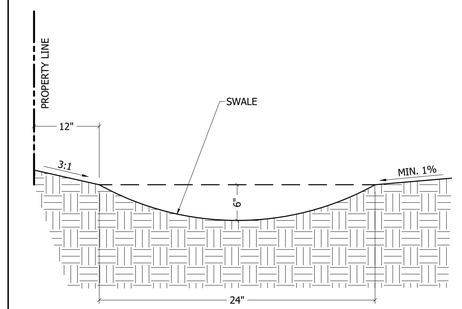


SCALE: 1" = 10'

Slopes Table		
Number	Minimum Slope	Color
1	30.00%	

LEGEND

- 30.82 — EXISTING SPOT ELEVATION
- 30.82 — PROPOSED SPOT ELEVATION
- 1.5% — DOWNWARD GRADE
- 4258 — EXISTING INDEX CONTOUR
- EXISTING MINOR CONTOUR
- 4258 — PROPOSED CONTOUR
- PROPOSED MINOR CONTOUR



SD-6 C500 **SWALE**
TYPICAL
N.T.S.

ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE ROUTE:
MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ACCESS ROUTE TURNAROUNDS:
A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
MINIMUM SIZE OF 60"X60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:
MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ADA ACCESS RAMPS:
MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).

Know what's **below.**
Call 811 **before you dig.**
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UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus

REGISTERED PROFESSIONAL ENGINEER
8/25/25
No.189586
SCOTT T. ARGYLE
STATE OF UTAH

JOHN AND KRISTA LEBARON

15641 SOUTH WINGED TRACE COURT
LOT 359, EAGLE CREST NO. 3 AT SUNCREST SUBDIVISION
LOCATED IN SECTION 15, T. 4 S., R. 1 E., S.L.B.&M.
DRAPER CITY CITY, UTAH COUNTY, UTAH

GRADING PLAN

REVISIONS

DRAWN: JH	2025-09-16
APPROVED: STA	2025-09-16
PROJECT #:	1794009
PLANSET-2229001.dwg	

C500
GRADING PLAN

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Development Review Committee

1020 East Pioneer Road
Draper, UT 84020
October 8, 2025

To: Draper City Planning Commission
Business Date: October 23, 2025

From: Development Review Committee

Prepared By: Nick Whittaker, MCMP, Planner II
Planning Division
Community Development Department
801-576-6522, nick.whittaker@draperutah.gov

Re: Fetzer – Land Use Map and Zoning Map Amendment Requests

Application No.:	2025-0192-MA & 2025-0193-MA
Applicant:	Natalie Thorell, representing Robert and Debbie Fetzer
Project Location:	1394 E. 12900 S.
Current Zoning:	RA2 (Residential Agricultural, 20,000 ft² min. lot size)
Acreage:	0.89 Acres (Approximately 38768 ft^2)
Request:	Request for approval of a Land Use Map Amendment to change the current land use designation from Residential Low/Medium Density to Residential Medium Density and a Zoning Map Amendment to change the current zoning designation from RA2 to R3 (Single-Family Residential, 13,000 ft^2 min lot size).

BACKGROUND AND SUMMARY

These applications are requests for approval of a Land Use Map Amendment to change the current land use designation from Residential Low/Medium Density to Residential Medium Density and a Zoning Map Amendment to change the current zoning designation from RA2 to R3 for approximately 0.89 acres located on the south side of 12900 S. at approximately 1394 E. 12900 S. (Exhibits C and D). The applicant is requesting that the changes be approved so that the subject property can be subdivided to create one (1) additional lot for construction of a single-family home.

The subject property is not part of an existing subdivision. A single-family home which fronts onto 12900 S. was built on the subject property in approximately 1992.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Low/Medium Density	Exhibit E
Current Zoning	RA2	Exhibit F
Adjacent Zoning		
East	RA2	
West	RA2	
North	R3	
South	RA2	

The Residential Low/Medium Density land use designation is characterized as follows:

Residential Low-Medium Density

LAND USE DESCRIPTION		
CHARACTERISTICS	• Very large lot single-family neighborhoods or ranchettes allows for enhancement of Draper's rural character • Environmentally designed clustered housing with the Suncrest and South Mountain projects being the exceptions • Some natural features and cultivated vegetation is apparent and special care is required in order to preserve those features and areas • Equestrian uses and privileges may exist in certain areas	
LAND USE MIX	Primary • Single-family detached homes	Secondary • Parks • Open space • Churches • Schools
DENSITY	• Density range: up to 2 dwelling units per acre • Reduction for non-buildable areas	
COMPATIBLE ZONING	• Residential Agricultural (RA1) • Residential Agricultural (RA2) • Single-family Residential Hillside (RH) • Master Planned Community (MPC)	
OTHER CRITERIA	• Increased densities within equestrian areas may be allowed only with compliance to specified performance standards and impact mitigation measures • Buffers and transitions around existing low-density single-family residences may consist of open space/ retention areas, lots that are pie-shaped or otherwise larger than standard sized lots or a combination of these and other appropriate design techniques	

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the RA2 zone is to, *"foster low density development with little impact on its surroundings and municipal services; to generally preserve the character of the city's semirural areas; and to promote and preserve conditions favorable to large lot family life, including the keeping of*

limited numbers of animals and fowl. The predominant use in these zones is intended to be detached single-family dwellings, protected from encroachment by commercial and industrial uses."

Land Use Map Amendment. The applicant has requested a land use amendment to the Residential Medium Density land use designation (Exhibit G). The proposed designation is compatible with the requested zoning designation of R3 (Exhibit H).

The Residential Medium Density land use designation is described 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	

Zoning Map Amendment. The applicant has requested the R3 zoning designation for the subject property (Exhibit H). 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.*

The R3 zone allows single-family dwellings on lots of at least 13,000 square feet in size. This proposed zoning designation would allow the property to be subdivided into two (2) lots.

Criteria for Approval

Land Use Map Amendment:

The Land Use Map amendment request falls under DCMC Section 9-2-020(F) because the Land Use Map is part of Draper City's General Plan. That section lists the following criteria for a General Plan amendment as:

> *Plan Amendment: All plan amendments shall be in accordance with Utah Code Annotated 10-9a-404, as amended and, unless requested by the city's legislative body, shall follow the procedures as outlined in Draper City Municipal Code 9-5-060(D). That section is noted as follows:*

D. Procedure: Zoning text and map amendments shall be considered and processed as provided in this subsection:

1. A complete application shall be submitted to the office of the Zoning Administrator in a form established by the administrator along with any fee established by the city's schedule of fees. The application shall include at least the following information:
    a. The name, address and telephone number of the applicant and the applicant's agent, if any.
    b. The name and address of every person or company the applicant represents.
    c. The requested amendment and reasons supporting the request.
    d. If the proposed amendment requires a change in the zoning map, the application shall include:
        (1) An accurate property map showing present and proposed zoning classifications;
        (2) All abutting properties showing present zoning classifications; and
        (3) An accurate legal description and an approximate common address of the area proposed to be rezoned.
    e. If the proposed amendment requires a change in the text of this title, the application shall include chapter and section references and a draft of the proposed text.
2. After the application is determined to be complete, the zoning administrator shall prepare a staff report evaluating the application.
3. The Planning Commission shall schedule and hold a public hearing on the application as provided in sections 9-5-040 and 9-5-045 of this chapter. Following the public meeting, the Planning Commission shall recommend approval, approval with modifications, or denial of the proposed amendment and shall submit its recommendation to the City Council for review and decision.

4. The City Council shall schedule and hold a public hearing on the application as provided in sections 9-5-040 and 9-5-045 of this chapter. Following the public hearing, the City Council may approve, approve with modifications, or deny the proposed amendment.

Zoning Map Amendment 9-5-060(E)

A Map Amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making a recommendation to the City Council, the Planning Commission should consider the following factors in Section 9-5-060(E)(1) of the DCMC:

1. Map Amendments:

a. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;

b. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;

c. Whether the proposed amendment is consistent with the standards of any applicable overlay zone;

d. The extent to which the proposed amendment may adversely affect adjacent property; and

e. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

In reviewing the requests, staff noted surrounding land uses and intensities should be considered in evaluating the proposals. There are other properties adjacent to the north side of the subject property and in the general area with the same zoning and land use designations. Staff generally agrees with the applicant's assertions in their requests (Exhibits G and H) that the proposed Medium Density Land Use Designation and R3 zoning would harmonize with other developments near the subject property and provide a creative in-fill solution.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Land Use Map and Zoning Map Amendment submissions. 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 Land Use Map and Zoning Map Amendment submissions. 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 Land Use Map and Zoning Map Amendment submissions. 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 Land Use Map and Zoning Map Amendment submissions. Comments from this division, if any, can be found in Exhibit A.

Legal Division Review. The Draper City Attorney has completed his review of the Land Use Map and Zoning Map Amendment submissions. Comments from this division, if any, can be found in Exhibit A.

GIS Division Review. The Draper City GIS Division has completed their review of the Land Use Map and Zoning Map Amendment Submissions. 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 recommendation to the City Council based on the findings and criteria for approval, or denial, as listed within the staff report.

MODEL MOTIONS

Land Use Map Amendment

Sample Motion for Positive Recommendation – I move that we forward a positive recommendation to the City Council for the Land Use Map Amendment, as requested by Natalie Thorell, Representing Robert and Debbie Fetzer, application 2025-0193-MA, based on the findings for approval listed in the Staff Report dated October 8, 2025.

Findings for Approval:

1. The proposed land use map amendment is consistent with goals, objectives, and policies of the city's general plan.
2. The proposed land use map amendment is harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed land use map amendment will not adversely affect adjacent property.

4. There are adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.
5. The proposed land use map amendment complies with DCMC Section 9-2-020(F).
6. The legislative body may adopt any amendment to the general plan land use map that the legislative body considers appropriate.

Sample Motion for Modified Positive Recommendation – I move that we forward a positive recommendation to the City Council for the Land Use Map Amendment, as requested by Natalie Thorell, Representing Robert and Debbie Fetzer, application 2025-0193-MA, based on the findings for approval listed in the Staff Report dated October 8, 2025 and as modified by the following additional findings:

1. (List additional findings for approval…)

Sample Motion for Negative Recommendation – I move that we forward a negative recommendation to the City Council for the Land Use Map Amendment, as requested by Natalie Thorell, Representing Robert and Debbie Fetzer, application 2025-0193-MA, based on the findings for denial listed in the Staff Report dated October 8, 2025.

Findings for Denial:
1. The proposed land use map amendment is not consistent with goals, objectives, and policies of the city's general plan.
2. The proposed land use map amendment is not harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed land use map amendment will adversely affect adjacent property.
4. There are not adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.
6. The proposed land use map amendment does not comply with DCMC Section 9-2-020(F).
5. The legislative body may reject any amendment to the general plan land use map that the legislative body considers appropriate.

Zoning Map Amendment

Sample Motion for Positive Recommendation – I move that we forward a positive recommendation to the City Council for approval of the Zoning Map Amendment, as requested by Natalie Thorell, representing Robert and Debbie Fetzer, application 2025-0192-MA, based on the following findings for approval listed in the Staff Report dated October 8, 2025.

Findings for Approval:

1. The proposed zoning map amendment is consistent with goals, objectives, and policies of the city's general plan.
2. The proposed zoning map amendment is compatible with the subject properties existing Land Use Designation and harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed zoning map amendment will not adversely affect adjacent property.
4. There are adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Sample Motion for Modified Positive Recommendation – I move that we forward a positive recommendation to the City Council for the Zoning Map Amendment, as requested by Natalie Thorell, Representing Robert and Debbie Fetzer, application 2025-0192-MA, based on the findings for approval listed in the Staff Report dated October 8, 2025 and as modified by the following additional findings:

1. (List additional findings for approval...)

Sample Motion for Negative Recommendation – I move that we forward a negative recommendation to the City Council for denial of the Zoning Map Amendment, as requested by Natalie Thorell, representing Robert and Debbie Fetzer application 2025-0192-MA, based on the following findings for denial listed in the Staff Report dated October 8, 2025.

Findings for Denial:

1. The proposed zoning map amendment is not consistent with goals, objectives, and policies of the city's general plan.
2. The proposed zoning map amendment is not compatible with the subject properties existing Land Use Designation and is not harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed zoning map amendment will adversely affect adjacent property.
4. There are not adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

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: 2025.10.14 10:26:16-06'00'

Draper City Public Works Department

Todd A. Draper
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Draper City Planning Division

Don Buckley
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Date: 2025.10.14 15:40:45-06'00'

Draper City Fire Department

Draper City Legal Counsel

Matthew Symes
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Date: 2025.10.14 09:03:42-06'00'

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. The change in zone from Residential / Agricultural (RA2) to Residential (R3) is proposing to change from low density residential use to a higher residential density. This change in zoning represents a minor increase demand on the streets and utilities. Based on the subject parcel size, the proposed zone will double the density and increase traffic from the current approximately one peak hour trip and approximate 9 vehicle trips per day to the proposed density of approximately 2 peak hour trips and approximately 18 vehicle trips per day. The site has access to 12900 South, a local residential street. Based on the capacity of the fronting public street and the proximity to 1300 East, a major collector, the change in zone has the potential increase traffic minimally on 12900 South and adjoining Boulter Street, another local residential street, but does not represent a significant increase where any mitigation would be required. Typically, a use where 100 peak hour trips are generated triggers the need to have a traffic impact study (TIS) completed to analyze mitigation requirements. The size of the subject parcel and the potential number of trips generated from a parcel of this size does not trigger a TIS. There are no existing public frontage improvements on the fronting public street and installation of those improvements would be required with any development.

2. Connectivity with the subject parcels to public right-of-way is to 12900 South, a local residential street. Accesses are required to meet Draper City standards as outlined in our Master Transportation Plan and city code. Any development on the site will need to be evaluated for access location to comply with the required spacing based on the city's access spacing requirements. Access is evaluated at the time of a site plan or subdivision application.

3. There are existing storm drainage facilities fronting the subject parcel. Any future change in site drainage will be required to be addressed with any subdivision or site plan application and shall comply with the provisions of the development requirements within the Draper City Municipal Code.

4. Sanitary sewer facilities will be provided by Jordan Basin Improvement District. Any subdivision or site plan application will require a commitment to serve from the sewer district that facilities are adequate to provide service for the proposed uses.

5. Drinking water is provided by WaterPro to the subject parcel. Any subdivision or site plan application will require a commitment to serve from WaterPro that facilities are adequate to provide service for the proposed uses. This commitment is made at the time of subdivision or site plan approval.

Building Division Review.

1. No additional comments.

Fire Division Review.

1. No additional comments.

Legal Division Review.

1. No additional comments.

GIS Division Review.

1. No additional comments.

EXHIBIT B
LEGAL DESCRIPTION

A parcel of ground located in the Northwest Quarter of Section 33, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and more particularly described as follows:

Beginning at a point which is North 0°07'25" East 826.15 feet and South 89°52'35" East 618.00 feet from the West Quarter corner of Section 33, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 89°52'35" East 143.92 feet; thence South 0°58'29" West 274.00 feet; thence North 89°06'11" West 139.95 feet; thence North 0°0'25" East 272.082 feet to the point of beginning.

LESS AND EXCEPTING any portion lying within the bounds of 12900 South Street.

Parcel No.: **28-33-153-026**

EXHIBIT C
VICINITY MAP

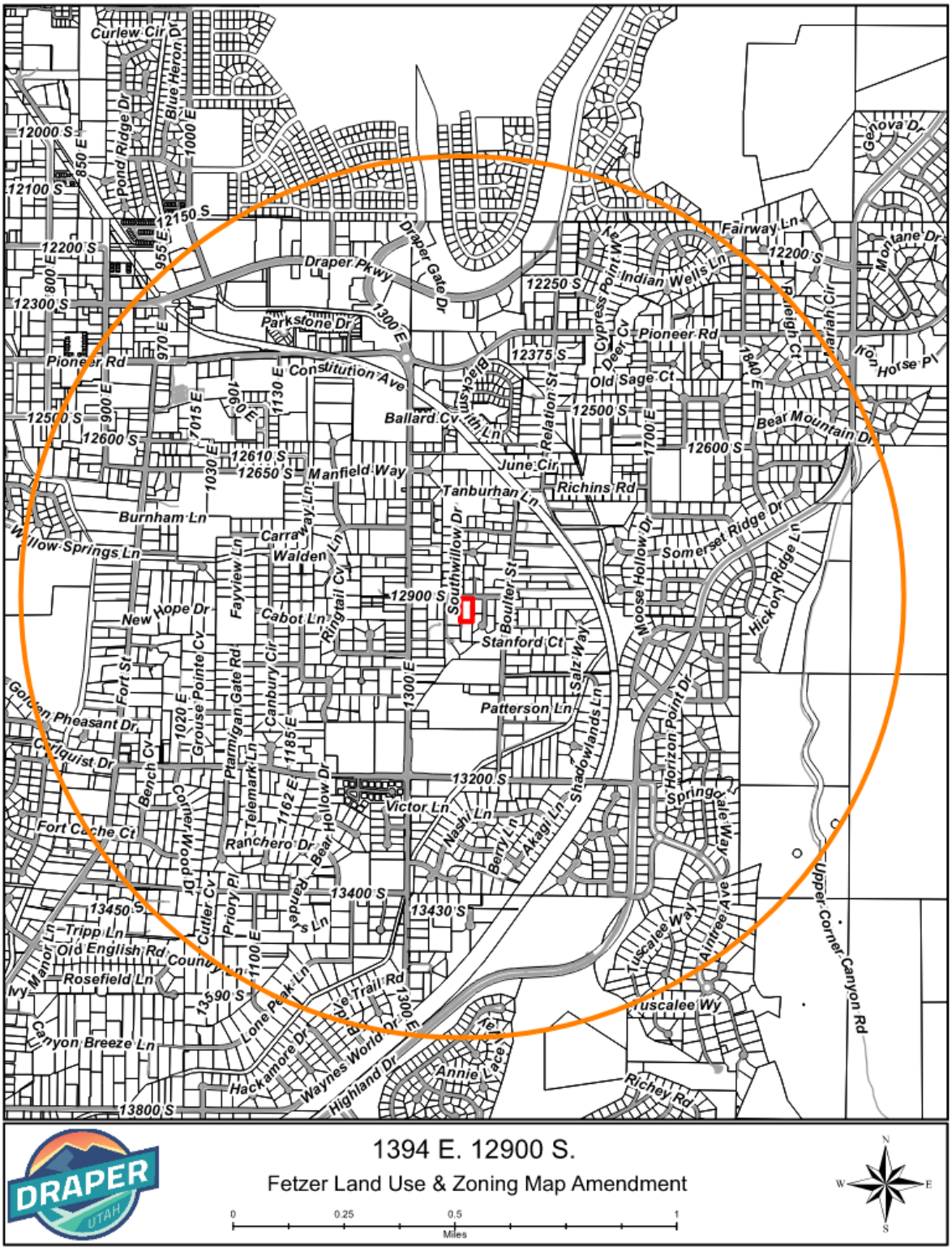


EXHIBIT D
AERIAL MAP



EXHIBIT E
LAND USE MAP

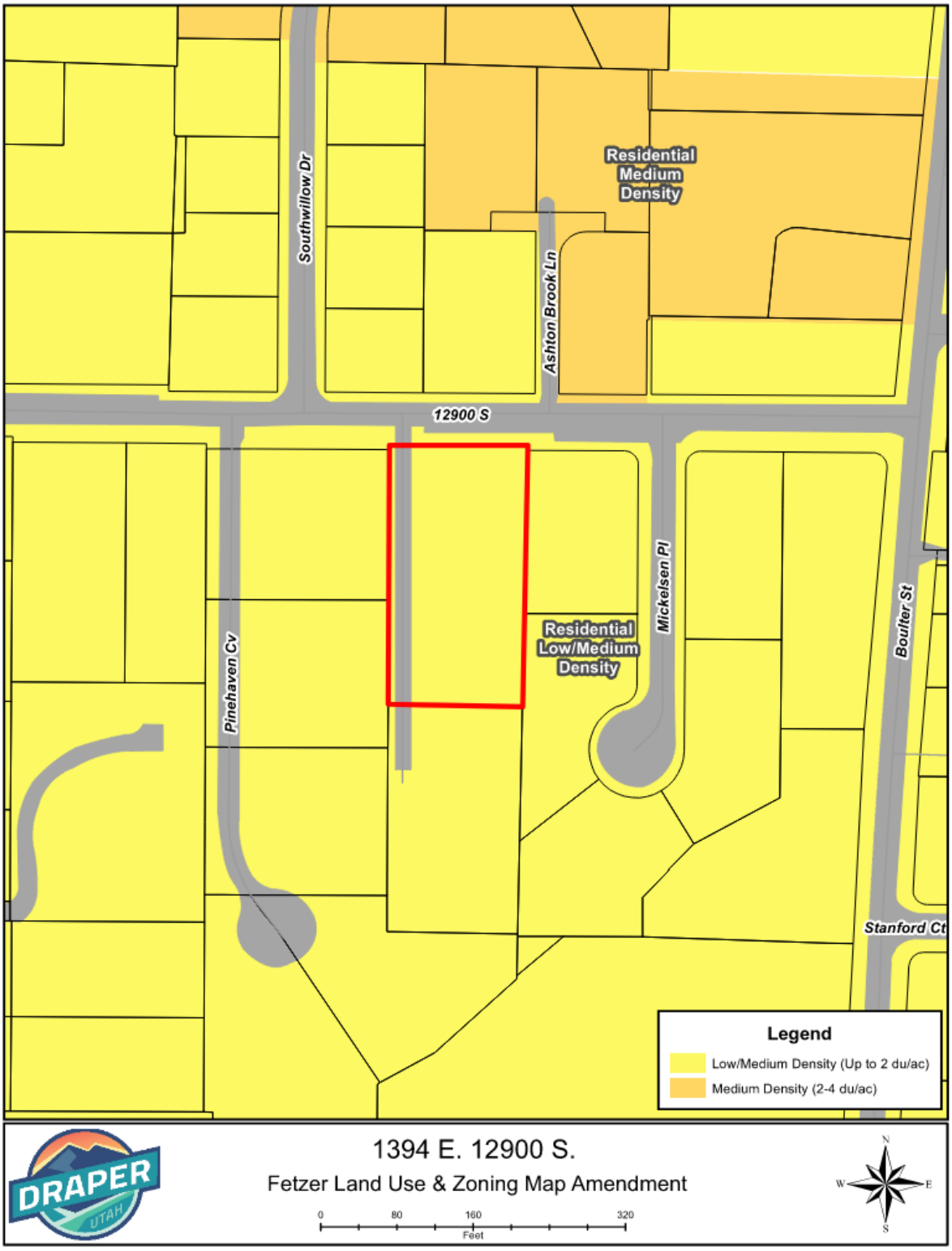


EXHIBIT F
ZONING MAP

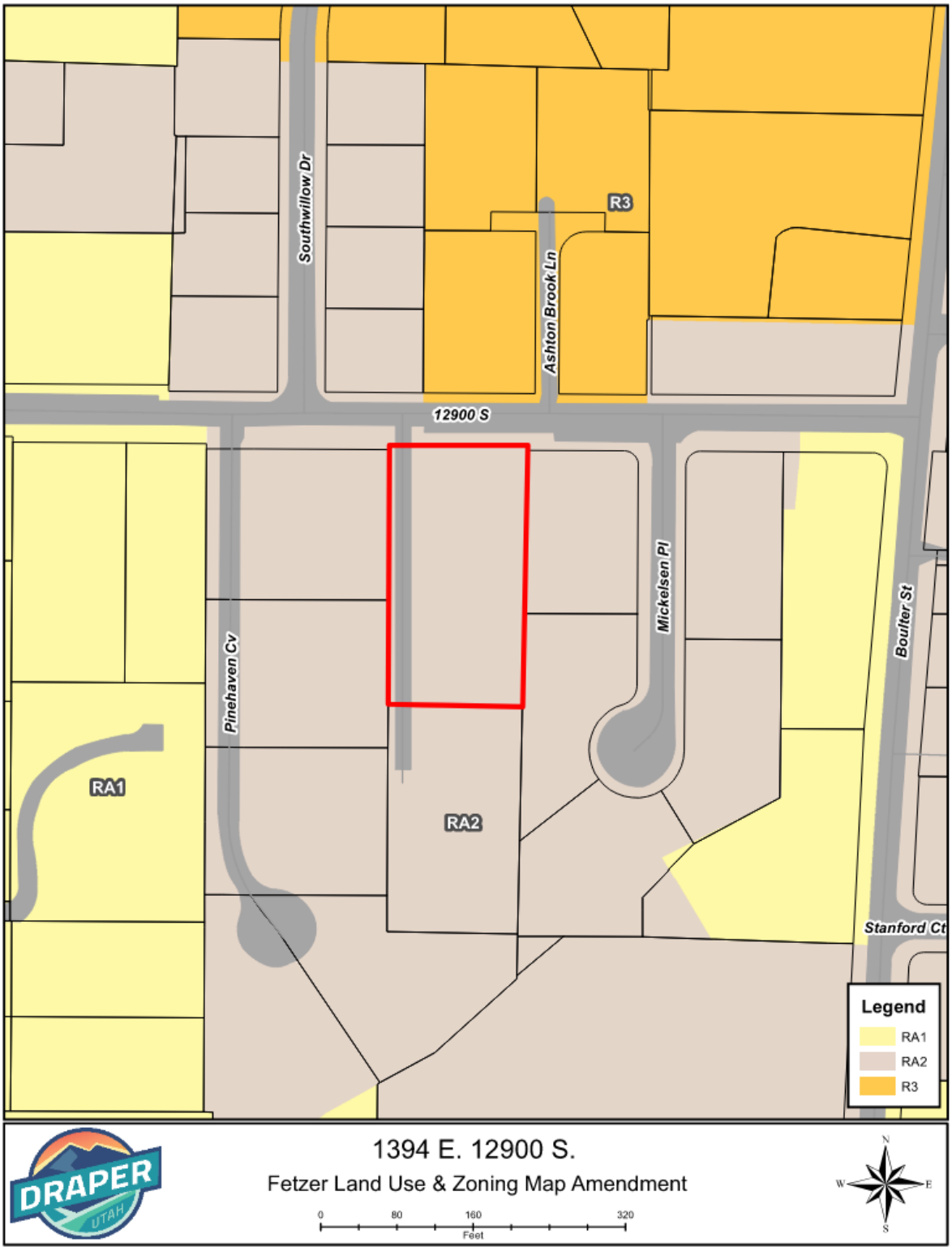


EXHIBIT G
APPLICANT'S RESPONSES – LAND USE MAP AMENDMENT

General Plan Land Use Map Amendment Questionnaire

1. 1394 E 12900 S is currently designated as Low-Medium Residential, and we would like to amend it to Medium Density Single-family Residential R3.
2. We are requesting the land use map amendment of 1394 E 12900 S to allow for R3 zoning so that the lot can be subdivided, and a single-family home can be built on the north half of the property.
3. The requested land use designation is harmonious with the overall character of existing development in the vicinity by maintaining a large lot single-family neighborhood that allows for enhancement of Draper's rural character. The R3 zoning is not currently compatible with the land use designation, however, the change to medium density is very similar to the land use in the area and there is medium density designation currently in the vicinity.
4. The proposed land use designation is consistent with the goals, objectives, and policies of the City's General Plan. Amending the land map and subdividing and rezoning the property to a medium density with R3 designation will still maintain the integrity of the surrounding area while promoting more high-quality housing and smart growth. Amending the land use map for this lot is in line with the city's housing and neighborhood goal to "seek creative infill development strategies" and to "provide the opportunity for comfortable and well-maintained housing for all residents." It also supports the city's goal to "support the development of a full range of housing for seniors to age in place."

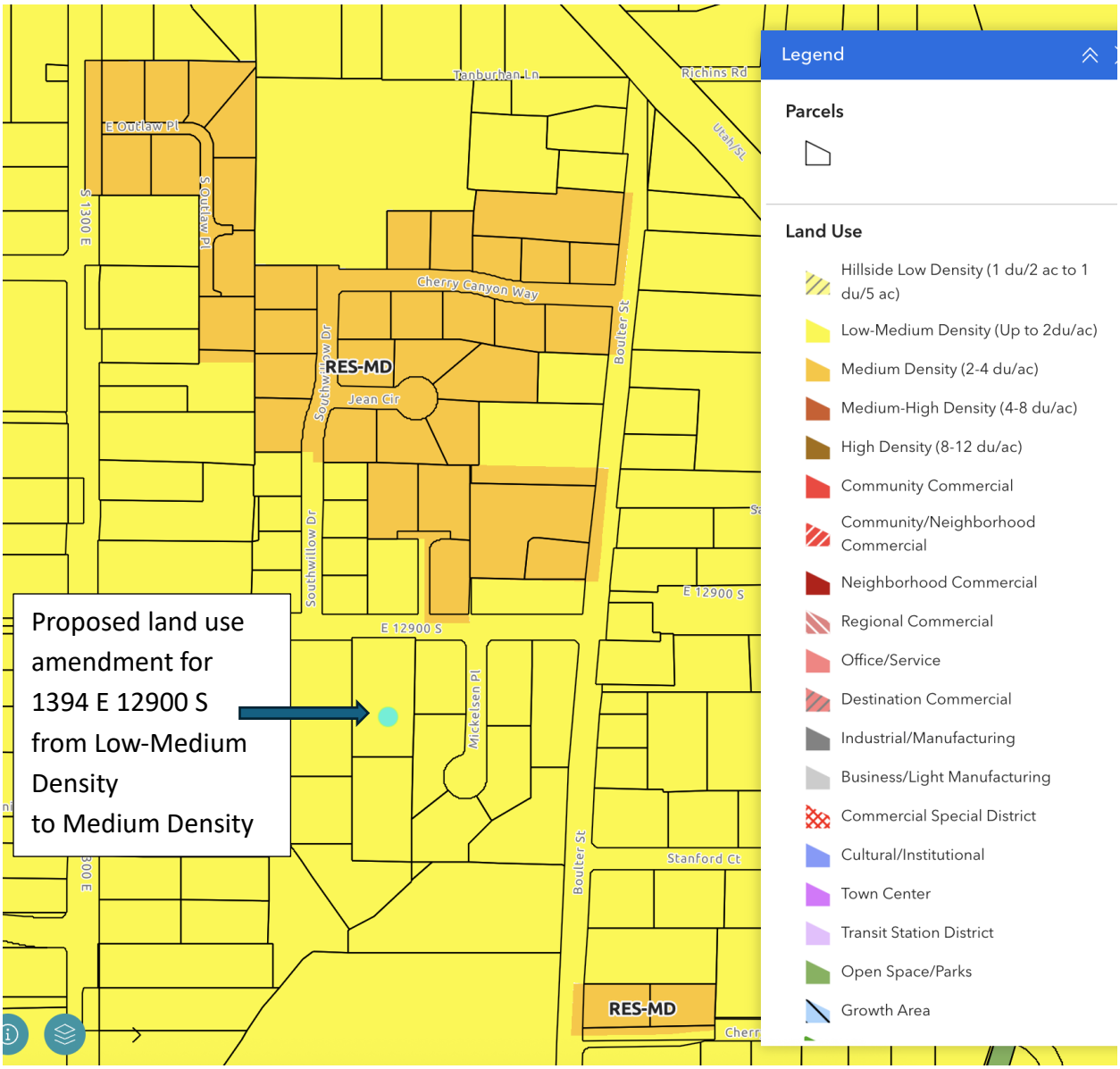
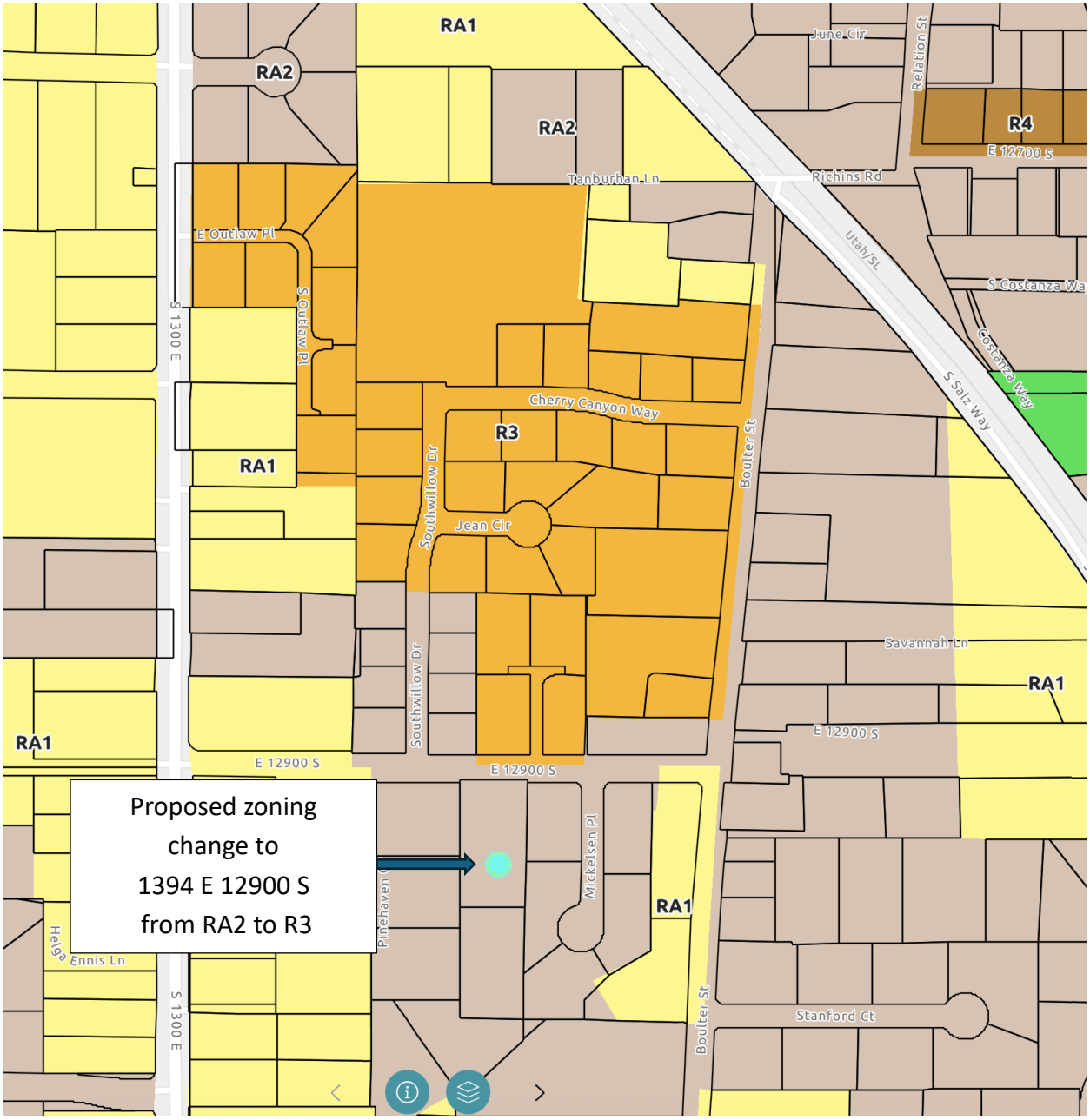

Legend
Parcels
Land Use
Hillside Low Density (1 du/2 ac to 1 du/5 ac)
Low-Medium Density (Up to 2du/ac)
Medium Density (2-4 du/ac)
Medium-High Density (4-8 du/ac)
High Density (8-12 du/ac)
Community Commercial
Community/Neighborhood Commercial
Neighborhood Commercial
Regional Commercial
Office/Service
Destination Commercial
Industrial/Manufacturing
Business/Light Manufacturing
Commercial Special District
Cultural/Institutional
Town Center
Transit Station District
Open Space/Parks
Growth Area
Proposed land use amendment for 1394 E 12900 S from Low-Medium Density to Medium Density
RES-MD
RES-MD
Tanburhan Ln
Richins Rd
E Outlaw Pl
S Outlaw Pl
S 1300 E
Cherry Canyon Way
Jean Cir
Southwillow Dr
Boulter St
E 12900 S
Mickelsen Pl
Stanford Ct

EXHIBIT H
APPLICANT'S RESPONSES – ZONING MAP AMENDMENT

Zoning Map Amendment Questionnaire

1. The requested zoning designation is from RA2 to R3.
2. We are requesting rezoning because my parents, Robert and Debbie Fetzer, who live at 1394 E 12900 S, Draper, UT are getting older. My father is struggling with a heart condition. They want to remain in their home, but their large property is becoming too difficult to maintain on their own. We would like to subdivide the property so that we can build a home on the north end of the property and help take care of them as they age.
3. The requested zoning designation is harmonious with the overall character of existing development in the vicinity of the subject property because it would be just under the 0.5-acre current zoning requirements. There are also other properties designated as R3 currently in the area and it is a way to meet the city's goal of developing high-quality housing and smart growth in Draper.
4. Facilities and services to serve the property under the proposed zoning plan are sufficient. The subdivided property would be off 12900 South allowing easy access to the property and the ability to tie into existing utilities, etc. We plan to apply for a Minor Subdivision and to widen the existing private lane with a turnaround to ensure we are meeting city codes and requirements.
5. The proposed zoning designation is consistent with the goals, objectives, and policies of the City's General Plan. It is in line with the cities number one value - Unity. This rezoning will allow us, as our parent's neighbors, to work together in maintaining a strong community. It also addresses the value Quality of Life. This rezoning will allow our elderly parents to feel safe, remain in place, and enjoy the culture and life they have built in Draper. Subdividing and rezoning the property will promote more high-quality housing and smart growth while still maintaining the integrity of an aging area of Draper. Rezoning this lot is in line with the city's housing and neighborhood goal to "seek creative infill development strategies" and to "provide the opportunity for comfortable and well-maintained housing for all residents." It also supports the city's goal to "support the development of a full range of housing for seniors to age in place."


RA1
RA2
RA2
June Cir
Relation St
R4
E 12700 S
Tanburhan Ln
Richins Rd
E Outlaw Pl
Utah/SL
S Costanza Wa
S 1300 E
S Outlaw Pl
Costanza Way
S Salz Way
Cherry Canyon Way
R3
RA1
Southwillow Dr
Boulter St
Jean Cir
Savannah Ln
RA1
RA1
E 12900 S
E 12900 S
E 12900 S
Proposed zoning
change to
1394 E 12900 S
from RA2 to R3
Pinehaven
Mickelsen Pl
RA1
Helga
Ennis Ln
S 1300 E
Boulter St
Stanford Ct