



PLANNING COMMISSION AGENDA

Thursday, February 12, 2026, 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 December 11, 2025 (Administrative Action)

Approval of Planning Commission Meeting Minutes for December 11, 2025

1.b Action Item: Approve Planning Commission Meeting Minutes for December 18, 2025 (Administrative Action)

Approval of Planning Commission Meeting Minutes for December 18, 2025

1.c Public Hearing: Devan Fence Conditional Use Permit Request (Administrative Item)

On the behalf of Devon Garcia, a Conditional Use Permit request to Install a fence in the front yard area that is taller than four feet (4'), on approximately 0.40 acres located at 373 E. Draper Downs Dr. Known as application 2025-0256-USE, Staff Contact: Nick Whittaker, (801) 576-6522, Nick.Whittaker@draperutah.gov

1.d Public Hearing: Velocity Corner Sales Site Plan Request (Administrative Item)

On the behalf of Andy Whitelock, representing Velocity Auto and VAS Investments, LLC., a request for approval of a Site Plan, on approximately 1.28 acres located at 12276 S. Galena Park Blvd. Known as application 2024-0341-SP, Staff Contact: Nick Whittaker, (801) 576-6522, Nick.Whittaker@draperutah.gov

1.e City Initiated Highland Boundary Adjustment Land Use Map and Zoning Map Amendment Requests (Legislative Items)

On the request of Draper City, Land Use Map and Zoning map amendment requests to remove the Land Use designation and Zoning Designation from the Land Use Map and Zoning Map for an area located at approximately 16199 S. 3300 E. that will become part of Highland City after a pending boundary adjustment is completed. Known as applications 2026-0017-MA and 2026-0018-MA. Staff Contact: Todd Draper, (801) 576-6335, todd.draper@draperutah.gov

This item has been continued to the February 26, 2026 Planning Commission meeting.

1.f Public Hearing: Highpointe Office Building II Site Plan and Deviation Requests (Administrative Item)

On the request of Riley Young of Mint Architecture, representing Highpointe Partners, LLC, Site Plan and Deviation requests for the construction of a new office building on approximately 1.02 acres located at approximately 193 E. Highland Drive. Known as applications 2024-0350-SP and 2024-0217-VAR. Staff contact: Maryann Pickering, (801) 576-6391, maryann.pickering@draperutah.gov.

This item has been 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 **February 12, 2026**, were posted at Draper City Hall, Draper City website www.draperutah.gov, and the Utah Public Notice website at www.utah.gov/pmn.



A handwritten signature in cursive script that reads "Nicole Smedley".

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: 2026-02-12

Re: Action Item: Approve Planning Commission Meeting Minutes for December 11, 2025
(Administrative Action)

Comments:

ATTACHMENTS:

[Draper PC Draft 121125.pdf](#)

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, DECEMBER 11, 2025, IN THE DRAPER CITY COUNCIL CHAMBERS

PARTICIPATING: Andrew Adams, Chair
Commission Member Kendra Shirey
Commission Member Gary Ogden
Alternate Commission Member Christine Green
Alternate Commission Member Laura Fidler

EXCUSED: Lisa Fowler, Vice-Chair
Commission Member Mary Squire
Commission Member Susan Nixon

STAFF: Jennifer Jastremsky, Community Development Director
Todd Draper, Planning Manager
Todd Taylor, City Planner
Nick Whitaker, City Planner
Paul Geilman, Planning Coordinator
Lori Stout, Executive Assistant
Brien Maxfield, City Engineer
Spencer DuShane, Assistant City Attorney

6:30 PM Business Meeting

Chair Andrew Adams called the meeting to order at 6:30 PM.

1. Items for Commission Consideration.

- A. Action Item: Approve Planning Commission Meeting Minutes for November 13, 2025.
(Administrative Action)
Approval of Planning Commission Meeting Minutes for November 13, 2025.**

Motion: Commissioner Ogden moved to APPROVE the November 13, 2025 Planning Commission Meeting Minutes, as presented.

Second: Commissioner Fidler seconded the motion.

Vote on Motion: 4-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				
Green, Alternate	X				

B. Public Hearing: Butler Zoning Map Amendment Request. (Legislative Item)

On the request of Lannea Butler, a Zoning Map Amendment from RA1 to R3, on approximately 1.04 acres, located at approximately 283 E Tanager Lane. Known as application 2025-0241-MA, staff contact: Paul Geilman, (801) 576-6551, paul.geilman@draperutah.gov.

Planning Coordinator, Paul Geilman, presented the staff report and displayed the vicinity, aerial, land use, and zoning maps, as well as site photographs. The subject property is west of 300 East and north of Brown’s Pond. The proposed amendment would rezone the property from RA1, with a minimum lot size of 40,000 square feet, to R3, with a minimum lot size of 13,000 square feet. Mr. Geilman reported that the current zone was not consistent with the Residential Medium Density land use designation. However, the proposed R3 Zone conformed to that designation.

Chair Adams opened the public hearing.

Jacob Goodrich stated that his home is immediately adjacent to the subject property, and he fully supported the application.

Kathleen Keller stated that she lives near the subject property and asked how it would be accessed.

There were no further comments. The public hearing was closed.

The applicant, Lannea Butler, stated that they had considered accessing the property from both 300 East and Tanager Lane, but had not yet made a final determination. Chair Adams clarified that the information was not required for a Zoning Map Amendment.

Motion: Commissioner Shirey moved to forward a POSITIVE recommendation to the City Council for the Zoning Map Amendment, as requested by Lannea Butler, Application 2025-0241-MA, based on the following findings and the criteria for approval listed in the Staff Report dated December 1, 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 harmonious with the overall character of existing development in the vicinity of the subject property.**
3. **The proposed Zoning Map Amendment is consistent with the standards of any applicable overlay zone.**
4. **The proposed Zoning Map Amendment will not adversely affect adjacent property.**
5. **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.**

Second: Commissioner Ogden seconded the motion.

Vote on Motion: 4-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				
Green, Alternate	X				

C. Public Hearing: Jim Duncan Fence Conditional Use Permit Request. (Administrative Action)

On the request of Jim Duncan, a Conditional Use Permit to allow for a fence that is taller than six feet (6') on approximately 0.16 acres, located at 296 East Red Leaf Drive, known as Application 2025-0233-USE, staff contact: Nick Whittaker, (801) 576-6522, Nick.Whittaker@draperutah.gov.

City Planner Nick Whittaker presented the staff report and displayed the vicinity, aerial, land use, and zoning maps. The property was designated Residential Medium Density and zoned RA2. The applicant requested installation of an eight-foot-tall fence to provide a barrier around a sports court.

The fence would be chain link with a black vinyl coating. Per DCMC 9-7-080(A), fences over six feet but below 10 feet in height require a Conditional Use Permit (“CUP”).

The site plan and photographs were reviewed, and Mr. Whittaker reported that the property consists of two parcels but has historically been treated as a single lot. Potential negative impacts include minor reductions in visibility for pedestrians using the adjacent sidewalk. Proposed mitigation includes:

1. That all requirements of the Draper City Engineering, Building, and Planning Divisions are satisfied throughout the construction of the fence.
2. That the fencing shall not exceed ten feet in height and be constructed in the location indicated on the approved site plan.
3. That the applicant or their contractor shall obtain a building permit for the installation of the fencing in the locations indicated on the approved site plan.

Chair Adams found it interesting that a CUP was required for a chain-link fence.

The applicant, Jim Duncan, stated that he previously ran a home-based business from the shop on the property, but that business had been sold. The existing 0.50-acre asphalt pad had been turned into basketball and pickleball courts. The taller fence will better contain the basket and pickle balls and provide some shade.

Chair Adams opened the public hearing. There were no comments. The public hearing was closed.

Commissioner Ogden stated that it was a straightforward request. The fence would be set back from the property lines, so there would be minimal to no impact on adjoining lots.

Motion: Commissioner Ogden moved to APPROVE the Conditional Use Permit, by Jim Duncan, Application 2025-0233-USE, based on the following Findings for Approval and subject to the conditions listed in the Staff Report dated December 1, 2025.

Findings for Approval:

1. Reasonable mitigation measures are placed on the conditional use to alleviate anticipated detrimental effects.

Second: Commissioner Fidler seconded the motion.

Vote on Motion: 4-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				
Green, Alternate	X				

D. Public Hearing: Pinnacle Towers Conditional Use Permit Amendment. (Administrative Item)

On behalf of Todd Daoust, representing Commscapes, Crown Castle International, and Pinnacle Towers, Inc., a Conditional Use Permit Amendment request for 0.90 acres, located at approximately 16211 South Minuteman Drive. Known as Application 2025-0328-USE. Staff Contact: Todd Draper, todd.draper@draperutah.gov, (801) 576-6335.

Planning Manager, Todd Draper, presented the staff report and displayed the vicinity, aerial, land use, and zoning maps, as well as the site plan. The subject property is located at the south end of the City in the M2 industrial zone. The lattice tower was approved approximately 24 years previously, with the condition that it must be reviewed at 25-year intervals, and the applicant had requested that the condition be removed. Staff had also determined that the 100-foot height limit set by the original CUP needed to be modified to comply with current Federal regulations.

Elevations and site photographs were reviewed. Mr. Draper reported that lightning rods are not considered part of a structure’s height, and the property is fully fenced and gated.

In response to a question, Mr. Draper stated that the property is adjacent to a state park, but paragliders do not land in the area. The approximately 118-foot tower had been in operation for 24 years without issue. The applicant, Todd Daoust, was available to answer questions.

Chair Adams opened the public hearing. There were no comments. The public hearing was closed.

Motion: Commissioner Shirey moved to approve the Conditional Use Permit Amendment, as requested by Todd Daoust, representing Commscapes, Crown Castle International, and Pinnacle Towers, INC, Application 2025-0238-USE, based on the Findings and criteria for approval and subject to the conditions listed in the Staff Report dated November 12, 2025.

Findings for Approval:

- 1. The proposed use is allowed in the M2 Zone, and the specific property is suitable for the proposed use.**

2. Reasonable conditions have been imposed that substantially mitigate the reasonably anticipated detrimental effects of the proposed use.
3. The proposed use is in harmony with the objectives and requirements of the City's General Plan and the zoning ordinance.
4. The proposed use will not be injurious to potential or existing development in the vicinity.
5. The proposed changes do not create additional aesthetic impacts to the surrounding area.
6. The request will not be detrimental to the health, safety or general welfare of the city, the area, or persons owning or leasing property in the area.
7. The lattice tower design is suitable in light of the particular circumstances associated with this location.

Second: Commissioner Fidler seconded the motion.

Vote on Motion: 4-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				
Green, Alternate	X				

E. Public Hearing: Tamed Beauty, LLC Home Occupation Conditional Use Permit Request.

(Administrative Action)

On the request of Marissa Lacanienta, representing Tamed Beauty, LLC. A Conditional Use Permit for a Home Occupation that provides personal care services, on approximately 0.01 acres, located at 182 East Daisyfield Drive. Known as Application 2025-0214-USE, staff contact: Nick Whittaker, (801) 576-6522, Nick.Whittaker@draperutah.gov.

Mr. Whittaker presented the staff report and displayed the vicinity, aerial, land use, and zoning maps. The subject property is zoned R3 and designated Residential High Density. The applicant would operate a home occupation that provides personal care services. Esthetic services are provided at the

subject property on an appointment basis. Only one customer is scheduled per appointment. Appointments do not exceed 60 minutes, and between two and six appointments are anticipated each day. Proposed hours of operation are 8:00 a.m. to 8:00 p.m. Monday through Saturday. An off-street parking stall is provided.

The site plan and photographs were reviewed, and Mr. Whittaker indicated that the off-street parking stall is in a shared driveway with the unit next door. The applicant will park their vehicle in the one-car garage. Services will be provided in a spare bedroom of the home.

Potential impacts include:

- Customers coming to the home.
- Customer vehicles, parking, and related traffic.

Proposed mitigation:

- Customers are by appointment only.
- Limit of one customer at a time.
- One designated off-street parking stall must be provided for all customer vehicles.
- An approval letter from the HOA shall be provided to the staff before issuing a business license.

The applicant, Marissa Lacanienta, stated that she is a solo esthetician and hopes to run her small business from her home. She will offer lash, brow, and waxing services to up to six clients per day.

Chair Adams opened the public hearing. There were no comments. The public hearing was closed.

Chair Adams stated that parking can be a problem in the townhome development, but the dedicated parking stall would mitigate that issue.

Motion: Commissioner Shirey moved to APPROVE the Home Occupation Conditional Use Permit, as requested by Marissa Lacanienta, representing Tamed Beauty, LLC., Application 2025-0214-USE, based on the following Findings for Approval and subject to the conditions listed in the Staff Report dated December 1, 2025.

Finding for Approval:

1. **The proposal complies with the standards for approval found in DCMC Section 95-080(E), and potential negative impacts are mitigated through the imposition of reasonable conditions.**

Second: Commissioner Green seconded the motion.

Vote on Motion: 4-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				
Green, Alternate	X				

F. Public Hearing: Granite Construction Yard Site Plan and Deviation Requests. (Administrative Items)

On behalf of Tina Mudd, representing Granite Construction Company and Stack Bangerter LLC., a Site Plan application and associated Deviation requests for approximately 0.85 acres located at approximately 13488 South 200 West. Known as Applications 2025-0103-SP, 2025-0211-VAR, and 2025-2012-VAR. Staff Contact: Todd Draper, todd.draper@draperutah.gov, (801) 576-6335.

Mr. Draper presented the staff report and displayed the vicinity, aerial, land use, and zoning maps. The subject property is located near 13800 South and Bangerter Highway. It is zoned M1 and designated Business and Light Manufacturing.

The site and landscape plans were reviewed. Access to the property will be from 13800 South. Landscaped material bins will be around the perimeter, and a small office building and scale will be located on the east side of the property. There will be a total of four parking stalls.

Mr. Draper reported that the buildings must face the street. However, the staff determined that three of the 10 criteria for deviations had been met per DCMC 9-22-030(B). At least 30% of the property will be landscaped. The primary building material, concrete fiberboard, will exceed the 75% coverage requirement by more than 10%. Proposed conditions include correcting discrepancies in the landscape plan and adding additional plantings to meet the required 75% coverage at maturity. Staff would review the corrected plan before issuance of a building permit. In response to a question raised by Chair Adams, Mr. Draper clarified that the landscape plan includes both shrubs and perennials.

Elevations and site photographs were reviewed. The building will be accessed from the north and have two offices, a restroom, and an open work area. Mechanical equipment on the east side will be screened and landscaped.

An eight-foot-tall fence was indicated on the site plan, but storage yards typically require a 10-foot-tall fence. A recommended condition of approval was that either a 10-foot fence be installed or a CUP application be submitted to reduce the height. The masonry fence will have horizontal articulation, and the side fencing will be chain-link with slats.

Mr. Draper reported that the second deviation request concerned cross-access. The applicant's justification for deviating from this requirement was that the use may be incompatible with potential future uses in the area.

In response to a question from Chair Adams, Mr. Draper reported that the building will be prefabricated but permanent while the business is in operation.

The applicant, Tina Mudd, stated that her company is in agreement with the conditions outlined in the Staff Report and was eager to begin construction. The prefabricated building and scale will be elevated. Architectural elements will be added once the building is installed. One reason for the first deviation request was to accommodate the scale house. They need to provide adequate room for trucks to navigate the site, and the door cannot face the scale, as that would be a safety hazard.

In response to a question from Chair Adams, Ms. Mudd reported that they will store stone and gravel landscaping rocks onsite. Dust suppression systems will be installed to mitigate any dust issues.

Chair Adams opened the public hearing. There were no comments. The public hearing was closed.

Motion: Commissioner Shirey moved to APPROVE the Deviation for Building Orientation, as requested by Tina Mudd representing Granite Construction Company and Stack Bangerter LLC., for Application 2025-0211-VAR, based on the Findings for Approval listed in the Staff Report dated December 1, 2025.

Findings for Approval:

1. The requested deviation is consistent with the purpose and intent of the development standards of the applicable zoning district or land use category.
2. The proposed development satisfies at least three (3) of the criteria listed in 9-22-030(B).

Second: Commissioner Ogden seconded the motion.

Vote on Motion: 4-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				
Green, Alternate	X				

Motion: Commissioner Ogden moved to APPROVE the Deviation for Cross Access, as requested by Tina Mudd representing Granite Construction Company and Stack Bangerter LLC., for Application 2025-0212-VAR, based on the Findings for Approval listed in the Staff Report dated December 1, 2025.

Findings for Approval:

1. Requiring cross access would create a health hazard by linking uses that are incompatible with each other.
2. The abutting development has not been designed or required to provide reciprocal cross access to the subject property.

Second: Commissioner Fidler seconded the motion.

Vote on Motion: 4-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				
Green, Alternate	X				

Motion: Commissioner Shirey moved to APPROVE the Site Plan, as requested by Tina Mudd representing Granite Construction Company and Stack Bangerter LLC., for Application 2025-0103-SP, based on the Findings for Approval and subject to the conditions listed in the staff report dated December 1, 2025.

Findings for Approval:

1. **The proposal represents development of the entire site at one time.**
2. **A Site Plan together with the imposed conditions and approved deviations will 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 will 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.**

Second: Commissioner Green seconded the motion.

Vote on Motion: 4-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				
Green, Alternate	X				

G. Public Hearing: City-Initiated Geologic Hazards Ordinance Text Amendment (Legislative Item)

On the request of Draper City, a Text Amendment to portions of Draper City Municipal Code (DCMC) Titles 9, 10, 17, and 18 to update and move the Geologic Hazards Ordinance. Known as Application No. 2025-0259-TA. Staff Contact: Todd Taylor, 801-576-6510, todd.taylor@draperutah.gov.

City Planner, Todd Taylor, reported that the City’s Geologic Hazards Ordinance was initially adopted in 2007. Third-party reviewers, Taylor Geotechnical Engineering and Simon Associates, LLC, assist the City in reviewing Geologic Hazard Studies. The purpose of the amendments was to improve

clarity for applicants, ensure adherence to best engineering practices, incorporate State standards, and correct an error.

The text amendments would apply to Titles 9, 10, 17, and 18. Staff proposed to move the ordinance from Title 9, Land Use and Development Regulations (Chapter 9-19) to Title 10, Building Regulations (Chapter 10-7). A Geotechnical Engineering Standards document would be created, and the appendices from the current ordinance would be moved to it. Mr. Taylor then reviewed the table of changes as included in the Staff Report.

Chair Adams opened the public hearing. There were no comments. The public hearing was closed.

Motion: Commissioner Shirey moved to forward a **POSITIVE** recommendation to the City Council for the City-Initiated Geologic Hazards Ordinance Text Amendment, as requested by Draper City, Application No. 2025-0259-TA, based on the following findings and the criteria for approval as listed in the Staff Report dated November 24, 2025.

Findings for Approval:

1. **The proposed amendment is consistent with goals, objectives and policies of the City's General Plan;**
2. **The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to the development codes;**
3. **The proposed amendment will not create a conflict with any other section or part of the development codes or the General Plan;**
4. **The potential effects of the proposed amendment have been evaluated and are determined not to be detrimental to public health, safety, or welfare and represents an overall community benefit; and**
5. **The proposed text amendment implements best current, professional practices of urban planning, design, and engineering practices.**

Second: Commissioner Ogden seconded the motion.

Vote on Motion: 4-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				
Green, Alternate	X				

H. Public Hearing: Peterson and Bell Properties Land Use and Zoning Map Amendment Requests. (Legislative Items)

A request by Dave Johnson, representing the Peterson and Bell families, to amend the land use designation for a portion of 693 E. 13800 South from Residential Low Medium Density to Residential Medium Density and to amend the zoning designation from to RA1 (Residential Agricultural, 40,000 square foot minimum) to R3 (Single Family Residential, 13,000 square foot lot minimum) for a portion of 693 E. 13800 South, and from RA1 to RA2 (Residential Agricultural, 20,000 square foot minimum) for the entire property at 703 East 13800 South. The rezoning is being requested to facilitate a future boundary-line adjustment between the property owners.

The above item was continued to an uncertain date.

2. Other Business.

A. Annual Planning Commissioner Training by City Staff.

Mr. Draper conducted the annual Planning Commissioner Best Practices Training on the top 10 pitfalls to avoid.

1. Applying personal preference instead of Code

Chair Adams stated that an example of this is that he does not like hedgerows, but they were allowed at the time, so a hedgerow had to be approved. They were subsequently removed from Code. The Commission can stay grounded in the adopted ordinance by knowing what is specified in the Code and listening to the staff.

2. Ignoring the General Plan

Community Development Director Jennifer Jastremsky stated that the Planning Commission often considers applications for Zoning and Land Use Map amendments. The first item on the agenda was for a zone change, but the proposed zone already complied with the General Plan's Land Use Map.

The goal is always for zoning and land uses to match, which is why sometimes Zoning Map Amendments also require a Land Use Map amendment. The General Plan was adopted in 2019, and the Moderate-Income Housing Plan, Station Area Plans, and Water Element were subsequently incorporated into it.

In 2019, the General Plan's goals and policies, as well as the Land Use Map, were updated. At that time, they considered updating land use designations for properties that were already developed. For example, the previous map showed all of Suncrest as low-density residential. Due to all the open space, the overall density is one unit per acre, but each development is not low-density. The updated Land Use Map reflects what was actually built.

In response to a question from Chair Adams, Ms. Jastremsky confirmed that it would have been appropriate to state that the Butler Zoning Map amendment request was in alignment with the General Plan. Compliance with the General Plan is also always addressed in the Staff Report.

The General Plan is an advisory document that provides direction on what the City wants in each area. There may be opportunities to change the Land Use Map or plan goals over time. Applicants are also asked to explain how their requests comply with the General Plan.

3. Asking applicants to redesign at the meeting

Mr. Draper reported that this can lead to confusion and increase the risk of the final decision being appealed.

Assistant City Attorney Spencer DuShane stated that Staff is typically very good at determining whether a request violates City Code or would not meet the criteria for a deviation, for example, and at talking applicants out of bringing applications to the Planning Commission before they are complete. If they are unable to do so and the application comes before the Commission anyway, he preferred that the application be denied. If the applicant is told to make changes and the modified application still does not meet the code, they can appeal on the basis that they did precisely as the Planning Commission requested. If denied outright, the Staff Report and Commission comments would provide substantial evidence to uphold the decision.

Ms. Jastremsky stated that the Planning Commission can approve, approve with conditions, or deny an application. They do not have the authority to continue an item pending redesign. Most administrative applications that the Commission reviews fully comply with the City Code. Mr. Draper added that in some instances, the applicant will present something to the Commission that differs from the application and the Staff Report, and that conditions may need to be modified.

4. Inadequate findings or motion language

Findings are defensible if they meet the standard for substantial evidence; the quantity and quality of evidence could allow a reasonable person, similarly situated, to come to the same conclusion as the Planning Commission. Mr. DuShane stated that he had successfully argued that citing the findings in the Staff Report meets the substantial evidence standard.

Ms. Jastremsky stated that most of the applications denied by the Commission were for Home Occupations, often because the applicant provided different testimony at the hearing than had been provided to Staff. In that case, they should include findings referencing those concerns in the motion.

Chair Adams stated that in those cases, the applicant often indicates that they will not do the thing that would cause denial. For example, the applicant states that there will be one car parked on the property, but the Staff Report indicates no parking, and the applicant then backtracks when they realize it may be cause for denial. Ms. Jastremsky stated that the Planning Commission can add conditions.

The criteria to approve a CUP include whether there are detrimental effects and whether they can be mitigated. If proposed parking is a detrimental effect and the mitigation is to prohibit parking, approval can be conditioned on that basis. Staff then has the authority to involve Code Enforcement if parking takes place on the site. CUPs can be revoked for continued violations, and revocation automatically revokes the associated business license.

5. Allowing public hearings to go off the rails

Chair Adams stated that he sometimes has to remind the public that clapping is not allowed, but if he forgets, other Commissioners can remind the public. He also stated that it can also be awkward when people ask questions. It is beneficial to remind citizens that repeated comments are unnecessary and to bring those concerns up with the applicant after the public hearing, which can help those commenters feel heard.

Ms. Jastremsky stated that it is always a good idea to let people have their full three minutes. A previous chairperson had a habit of interrupting citizens' comments, which angered them. She recommended that, when there is a large turnout, the hearing instructions be stated at the beginning of each public hearing, rather than just once at the beginning.

Chair Adams remarked that a gentleman once stood up at a public hearing to discuss prisoners' right to vote. Mr. DuShane stated that public hearing comments must be relevant to the agenda item. That person could be interrupted and redirected to speak on the issue at hand. Ms. Jastremsky stated that they could also remind the general public that the public is invited to provide general public comments at the beginning of every City Council meeting.

It was noted that repeated comments on the same issue become irrelevant, and it is within the Commission's authority to indicate that repeated comments regarding things like traffic, for example, had been heard. All future comments should be on other issues.

Commissioner Green asked whether it would be beneficial to ask commenters to form a line at contentious hearings to save time spent standing and sitting. Mr. DuShane stated that at one particularly contentious hearing, members of the public were seated in speaking order and each given two minutes to speak. Citizens could be asked to form a line to expedite the process when multiple speakers are present.

6. Ex Parte contact and conflict disclosure

The Planning Commissioners live in the community, and neighbors can sometimes approach them outside of meetings to discuss agenda items. Those conversations need to be avoided. Ms. Jastremsky recommended that they take the position that, as members of the Planning Commission, they are not permitted to discuss the issue, but they can provide staff contact information. Emails should be forwarded to the staff.

In response to a question from Chair Adams, Ms. Jastremsky confirmed that it would be appropriate to take time in a meeting to review written comments that had just been received.

Mr. Draper reported that if the Planning Commission cannot avoid an ex parte discussion, it is essential to remain neutral to preserve due process. If that happens, Commissioners should inform staff or the city attorney. A Commissioner may need to recuse themselves if they have a business interest in any agenda item, but simply knowing someone who speaks during a public hearing does not create a conflict.

In response to a question, Ms. Jastremsky stated that she did not recommend that Commissioners speak to items at City Council meetings if the Planning Commission had heard the item. Mr. DuShane clarified that they had the right to speak as private citizens during the public comment period. However, they have the unique opportunity to get more than three minutes on the record during the Planning Commission meeting.

Mr. DuShane stated that Planning Commission decisions cannot be based on public clamor. If someone's boss spoke at a public hearing and provided valuable input on the record, it should be taken into consideration, even though that person employed a commissioner. Ethical guidelines should be followed. If their boss spoke on behalf of an applicant, the Commissioner would need to recuse themselves.

7. Failing to read the Staff Report or review the meeting packet

Staff Reports are organized with background information, General Plan and Zoning information, ordinance requirements, criteria for review and approval, suggested conditions and motions, and exhibits. The Commissioners need to review all information before the meeting.

8. Not understanding different application types and processes

- Legislative versus administrative
- Zoning and Land Use Map amendments
- Zoning Ordinance Text amendments
- Conditional Use Permits
- Site Plan Review
- Subdivisions

- Deviations

Mr. Draper encouraged the Commission to ask for clarification if they have questions on an item's type or the specific process.

9. Debating with the Public

It is essential to maintain decorum. When members of the public ask questions and expect the Planning Commission to answer them, they should be referred to staff. The Commission can also pose some questions to the applicant after the public comment period closes.

Ms. Jastremsky referred to the citizen who had questions about access, but the application was for rezoning and not the site plan. An appropriate response at that stage would be to refer them to the staff to discuss the standards.

10. Talking outside the hearing

Emails, texts, and side conversations about items that have not been heard by the Commission or presented to the City Council should be avoided as they risk undermining the process.

2. Other Business.

Ms. Jastremsky reported that the next Planning Commission meeting was scheduled for December 18, 2025.

3. Adjournment.

Motion: Commissioner Shirey moved to ADJOURN.

The meeting adjourned at 8:19 PM.

MEMO



To: Planning Commission

From:

Date: 2026-02-12

Re: Action Item: Approve Planning Commission Meeting Minutes for December 18, 2025
(Administrative Action)

Comments:

ATTACHMENTS:

[Draper PC Draft 121825.pdf](#)

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, DECEMBER 18, 2025, IN THE DRAPER CITY COUNCIL CHAMBERS

PARTICIPATING: Andrew Adams, Chair
Lisa Fowler, Vice-Chair
Commission Member Susan Nixon
Commission Member Mary Squire
Alternate Commission Member Laura Fidler
Alternate Commission Member Christine Green

EXCUSED: Commission Member Kendra Shirey
Commission Member Gary Ogden
Traci Gundersen, City Attorney

STAFF: Jennifer Jastremsky, Community Development Director
Todd Draper, Planning Manager
Nick Whittaker, City Planner
Lori Stout, Executive Assistant
Brien Maxfield, City Engineer
Spencer DuShane, Assistant City Attorney

6:30 PM Business Meeting

Chair Andrew Adams called the meeting to order at 6:30 PM.

1. Items for Commission Consideration.

A. Public Hearing: The Break Subdivision Plat Amendment (Administrative Item)

On the request of Gary Knapp, representing LM Restaurant Group, LC, a Subdivision Plat Amendment located on 1.02 acres of property located at approximately 12240 South 700 East and 12258 South 700 East, known as Application 2025-0174-SUB, staff contact: Nick Whittaker, nick.whittaker@draperutah.gov, 801-576-6522.

City Planner Nick Whittaker presented the staff report and displayed the vicinity, aerial, land use, and zoning maps. The subject property is located near the intersection of 700 East and 12300 South and is designated Neighborhood Commercial and zoned Community Commercial (“CC”).

The amended subdivision plat was reviewed. A portion of Lot 7 would be incorporated into a single lot to accommodate a commercial development. A geotechnical study conducted at the subject property determined that the proposal was acceptable. In response to a question from Commissioner Fowler, Mr. Whittaker clarified that the structures shown on the amended plat would be removed before final recordation. Community Development Director Jennifer Jastremsky reported that the structures were recently demolished.

Commissioner Nixon recalled that a bar and grill was planned for the site and asked if the site plan would come before the Planning Commission to confirm distancing standards for alcohol sales. Ms. Jastremsky reported that when the liquor license application is received, the Business License Official

will verify adherence to State distancing standards. The application will then go to the City Council as a local consent item.

The applicant, Gary Knapp, indicated that the subdivision amendment would combine the properties into one, and The Break Sports Grill will be built on the property.

Chair Adams opened the public hearing. There were no comments. The public hearing was closed.

Motion: Commissioner Squire moved to APPROVE the Subdivision Plat Amendment, as requested by Gary Knapp, representing LM Restaurant Group, LC, application 2025-0174-SUB, based on the following Finding for Approval as listed in the Staff Report dated December 8, 2025.

Finding for Approval:

1. **There is good cause for the amendment, and no public street or municipal utility easement will be vacated or amended.**

Second: Commissioner Fowler 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				
Green, Alternate	X				

- B. **Public Hearing: T-Mobile Steep Mountain Park Amended Conditional Use Permit Request. (Administrative Item)**

On behalf of Declan Murphy, representing Coal Creek Consulting and T-Mobile, a Conditional Use Permit to amend details and conditions for a previously approved Wireless Telecommunications Facility on approximately 9.51 acres at approximately 351 East Steep Mountain Drive. Known as Application 2025-0275-USE, staff contact: Todd Draper, todd.draper@draperutah.gov, (801) 576-6335.

Planning Manager, Todd Draper, presented the staff report and indicated that the request was to amend the T-Mobile Conditional Use Permit to accommodate planned upgrades to the existing pole and tower. The vicinity, aerial, land use, and zoning maps were displayed. The subject property is a City Park and is designated Open Space and Parks zoned Open Space (“OS”). The tower is directly

adjacent to the basketball court, and the associated equipment is located in a building that was designed to match the restrooms.

The site plan, elevations, and photographs were reviewed. The existing antenna enclosure will be removed, and the pole will be extended to install a new array, increasing the total height by two feet from 40 feet to 42 feet. The antennas will be painted to match the pole color, which Mr. Draper reported is an allowable method of concealing the equipment. No changes were proposed to the building's exterior or other areas of the site.

In response to a question raised by Commissioner Nixon, Mr. Draper reported that the pole will be narrower than the existing lights. Ms. Jastremsky stated that for stealth design, the staff requires the antennas to be installed flush with the pole.

The applicant, Jacob Rynes, was present to answer questions.

In response to a question from Commissioner Fidler, it was confirmed that T-Mobile leases the property from the City.

Chair Adams opened the public hearing. There were no comments. The public hearing was closed.

Motion: Commissioner Fowler moved to APPROVE the Conditional Use Permit amendments, as requested by Declan Murphy, representing Coal Creek Consulting and T-Mobile for the proposed T-Mobile Wireless Telecommunications Facility, Application 20250275-USE, based on the following Findings for Approval as listed in the staff report dated December 8, 2025.

Findings for Approval:

1. **The proposed use is in harmony and compliance with the objectives and requirements of the City's General Plan.**
2. **Reasonable conditions have been imposed that substantially mitigate the reasonably anticipated detrimental effects of the proposed use.**
3. **The proposed height of the installation is compatible with the height and mass of existing buildings and utility structures.**
4. **The antenna location in relation to existing vegetation, topography, and buildings provides adequate visual screening.**
5. **The specific property is suitable for the proposed use.**
6. **There are no identified health, safety, or welfare impacts of the proposal for either the city, the area, or persons owning or leasing property in the area.**

Second: Commissioner Nixon 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				
Green, Alternate	X				

2. Other Business.

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

Ms. Jastremsky reported that Planning Commissioners with outstanding training requirements had received emails with links to training videos, and they should email Mr. Draper when they have completed the training. Mr. Draper added that one Commissioner needed to complete a small amount of additional training, but all others in attendance had satisfied the requirements.

Ms. Jastremsky reported that the City Council approved the Banger Crossroads and Openshaw Zoning and Land Use Map Amendments. Zoning will not take effect until May 7, 2026, and the applicant must apply for a Development Agreement before December 29, 2025.

Mr. Draper mentioned that the geotechnical ordinance text amendment and related geotech standards were also approved at the last City Council Meeting.

3. Adjournment.

Motion: Commissioner Squire moved to ADJOURN.

The meeting adjourned at 6:48 PM.

MEMO



To: Planning Commission

From: Nick Whittaker, MCMP

Date: 2026-02-12

Re: Public Hearing: Devan Fence Conditional Use Permit Request (Administrative Item)

Comments:

This application is a request for approval of a Conditional Use Permit for approximately 0.40 acres located on the north side of Draper Downs Dr. at approximately 373 E. Draper Downs Dr. The property is currently zoned R3. The applicant is requesting that a Conditional Use Permit be approved to allow for a six-foot (6') fence to be constructed in front of the front yard plane on the subject property.

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:

[Devan fence CUP Staff Report.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

February 2, 2026

To: Draper City Planning Commission
Business Date: February 12, 2026

From: Development Review Committee

Prepared By: Nick Whittaker, MCMP, Planner II
Planning Division
Community Development Department
801-576-6522, Nick.Whittaker@draperutah.gov

Re: Devan Fence – Conditional Use Permit Request

Application No.: 2025-0256-USE

Applicant: Devan Garcia

Project Location: 373 E. Draper Downs Dr.

Current Zoning: R3 (Single-family residential) Zone

Acreage: 0.40 Acres (Approximately 17,424 ft²)

Request: Request for approval of a Conditional Use Permit in the R3 zone to allow for a fence that is taller than four feet (4') in the front yard area.

BACKGROUND AND SUMMARY

This application is a request for approval of a Conditional Use Permit for approximately 0.40 acres located on the north side of Draper Downs Dr., at approximately 373 E. Draper Downs Dr. (Exhibit B & C). The property is currently zoned R3. The applicant is requesting that a Conditional Use Permit be approved to allow for a six-foot (6') fence to be constructed in front of the front yard plane on the subject property.

The property is Lot number 104 of the Draper Downs Subdivision. The single-family dwelling on the lot was built in 2002. The property is an interior lot that has a six-foot (6') vinyl fence that spans the rear and side yards and terminates at the front yard plane.

ANALYSIS



General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Medium Density	Exhibit D
Current Zoning	R3	Exhibit E
Adjacent Zoning		
East	R3	
West	R3	
North	R3	
South	R3	

The Residential Medium Density land use designation is characterized as follows:

Residential Medium Density

LAND USE DESCRIPTION					
CHARACTERISTICS	<ul style="list-style-type: none"> • 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	<table border="0"> <tr> <td>Primary</td> <td>Secondary</td> </tr> <tr> <td> <ul style="list-style-type: none"> • Single-family detached homes </td> <td> <ul style="list-style-type: none"> • Parks • Churches • Schools • Open Space </td> </tr> </table>	Primary	Secondary	<ul style="list-style-type: none"> • Single-family detached homes 	<ul style="list-style-type: none"> • Parks • Churches • Schools • Open Space
Primary	Secondary				
<ul style="list-style-type: none"> • Single-family detached homes 	<ul style="list-style-type: none"> • Parks • Churches • Schools • Open Space 				
DENSITY	<ul style="list-style-type: none"> • Density range: 2-4 dwelling units per acre 				
COMPATIBLE ZONING	<ul style="list-style-type: none"> • Residential Agricultural (RA2) • Single-family Residential (R3) • Single-family Residential (R4) • Master Planned Community (MPC) 				
OTHER CRITERIA	<ul style="list-style-type: none"> • Preservation of environmental features usually requires a master-planned or cluster development. Increased densities within these areas would be allowed only with compliance to specified performance standards and impact mitigation measures 				

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the R3 zone is to *"permit medium density residential development without special mitigation requirements. This zone is intended to provide incentives to foster residential development with little impact on its surroundings and on municipal services, and to generally preserve*

the semirural character called for in the density element of the general plan."

Fencing. The applicant is requesting to replace the existing vinyl fence on the east side of the property. The applicant is proposing to construct a brick fence that is six-feet (6') in height, and extend the fence four-feet (4') in front of the front yard plane (Exhibit F). The applicant indicates that their request would provide additional security following the installation of a pool by blocking easy visibility of the pool to prevent uninvited guests accessing the property (Exhibit G).

Table 2 Fencing and Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Height			
Front	4' maximum. Up to 6' maximum with Conditional Use Permit.	6'.	

Subsection 9-27-080(A) in the DCMC states:

- A. *Height: A fence, wall, or other visual obstruction, excluding trees, shall comply with the following:*
 1. *When located within the required front yard a fence, wall, or other visual obstruction, not including trees shall not exceed four feet (4') in height unless a greater height is allowed by a conditional use permit or as otherwise permitted in this title.*
 2. *When located behind the front wall plane a fence, wall, or other visual obstruction, not including trees, shall not exceed six feet (6') in height unless a greater height is allowed by a conditional use permit or as otherwise permitted in this title.*

Subsection 9-27-080(E) in the DCMC states:

E. Other Visual Obstructions: Fences, walls, and other visual obstructions, not including trees, between four feet (4') and ten feet (10') in height shall be allowed only behind the front wall plane, and shall require a conditional use permit. Any such visual obstruction over four feet (4') in height must meet the setback requirements for accessory buildings unless otherwise permitted by a conditional



use permit, except that no wall shall be constructed within a utility easement without the prior written permission of all affected utility companies. No fences, walls, or other visual obstructions over ten feet (10') in height are allowed, excluding trees.

Potential impacts associated with front yard fencing that exceeds four feet (4') in height are typically related to potential safety hazards that could be created for pedestrians due to the visual obstruction of vehicular traffic. A taller fence may also create some minor aesthetic impacts in residential neighborhoods. However, staff notes that in this case the proposed fence only extends four-feet (4') into the front yard area and does not create any potential safety hazards for pedestrians. Staff believes that potential impacts of a six-foot (6') tall fence in the location identified on the applicant's site plan are minimal. Staff recommends that as a condition of approval that the fencing be limited to the locations proposed in the submitted application materials.

Criteria For Approval.

The criteria for review and potential approval of a conditional use permit request is found in Section 9-5-080(E) of the DCMC. This section depicts the standard of review for such requests as:

E. Approval Standards: The standards of this subsection shall apply to the issuance of a conditional use permit:

- 1. A conditional use permit may be issued for a use to be located within a zone where the particular conditional use is allowed by the use regulations of the zone.*
- 2. Reasonable conditions may be imposed as necessary to substantially mitigate reasonably anticipated detrimental effects of the proposed use. These conditions may include conditions concerning use, construction, character, location, landscaping, screening, parking, hours of operation, and other matters relating to the purposes and objectives of this section. Such conditions shall be expressly set forth in the motion authorizing the conditional use permit.*
- 3. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.*
- 4. The following factors shall be reviewed and considered in determining whether a conditional use permit application should be approved, approved with conditions, or denied because reasonable conditions cannot be imposed to achieve compliance with applicable standards:*
 - a. The harmony and compliance of the proposed use with the objectives and requirements of the city's general plan and this title;*
 - b. The suitability of the specific property for the proposed use;*

- c. Whether the proposed use or facility may be injurious to potential or existing development in the vicinity;
 - d. The economic impact of the proposed facility or use on the surrounding area;
 - e. The aesthetic impact of the proposed facility or use on the surrounding area;
 - f. The safeguards proposed or provided to ensure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;
 - g. The safeguards provided or proposed to prevent noxious or offensive emissions such as noise, glare, dust, pollutants and odor from the proposed facility or use; and
 - h. The impact of the proposed facility or use on the health, safety, and welfare of the city, the area, and persons owning or leasing property in the area.
5. The planning commission may request additional information as may be reasonably needed to determine whether the requirements of this subsection E can be met.

REVIEWS

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

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

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

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

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

STAFF RECOMMENDATION

Staff recommends that the Planning Commission review the request based on the findings listed below and the criteria for approval, or denial as listed within the staff report. The Planning Commission should also 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, Building and Planning Divisions are satisfied throughout the construction of the fence, including permitting.
2. That the fencing shall not exceed six-feet (6) in height and shall be constructed only in the locations indicated on the approved site plan.

MODEL MOTIONS AND FINDINGS

Sample Motion for Approval – I move that we approve the Conditional Use Permit, as requested by Devan Garcia, Application 2025-0256-USE, based on the following findings for approval and subject to the conditions listed in the Staff report dated February 2, 2026.

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 Devan Garcia, Application 2025-0256-USE, based on the findings for approval and subject to the conditions listed in the Staff report dated February 2, 2026 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 Devan Garcia, Application 2025-0256-USE, based on the following findings for denial listed in the Staff report dated February 2, 2026.

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: 2026.02.05 09:22:38-07'00'

Draper City Public Works Department

Todd Draper
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DN: C=US,
E=todd.draper@draperutah.gov,
O=Draper City Community
Development Department,
OU=Planning and Zoning,
CN=Todd Draper
Date: 2026.02.06 11:02:58-07'00'

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: 2026.02.05 09:57:09-07'00'

Draper City Fire Department



Draper City Legal Counsel

Matt Symes
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E=Matt.symes@draperutah.gov,
O=Draper City Corporation, CN=Matt
Symes
Date: 2026.02.05 10:07:05-07'00'

Draper City Building Division

**EXHIBIT A
DEPARTMENT REVIEWS**

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

Planning Division Review.

1. No additional comments provided.

Engineering and Public Works Divisions Review.

1. No additional comments provided.

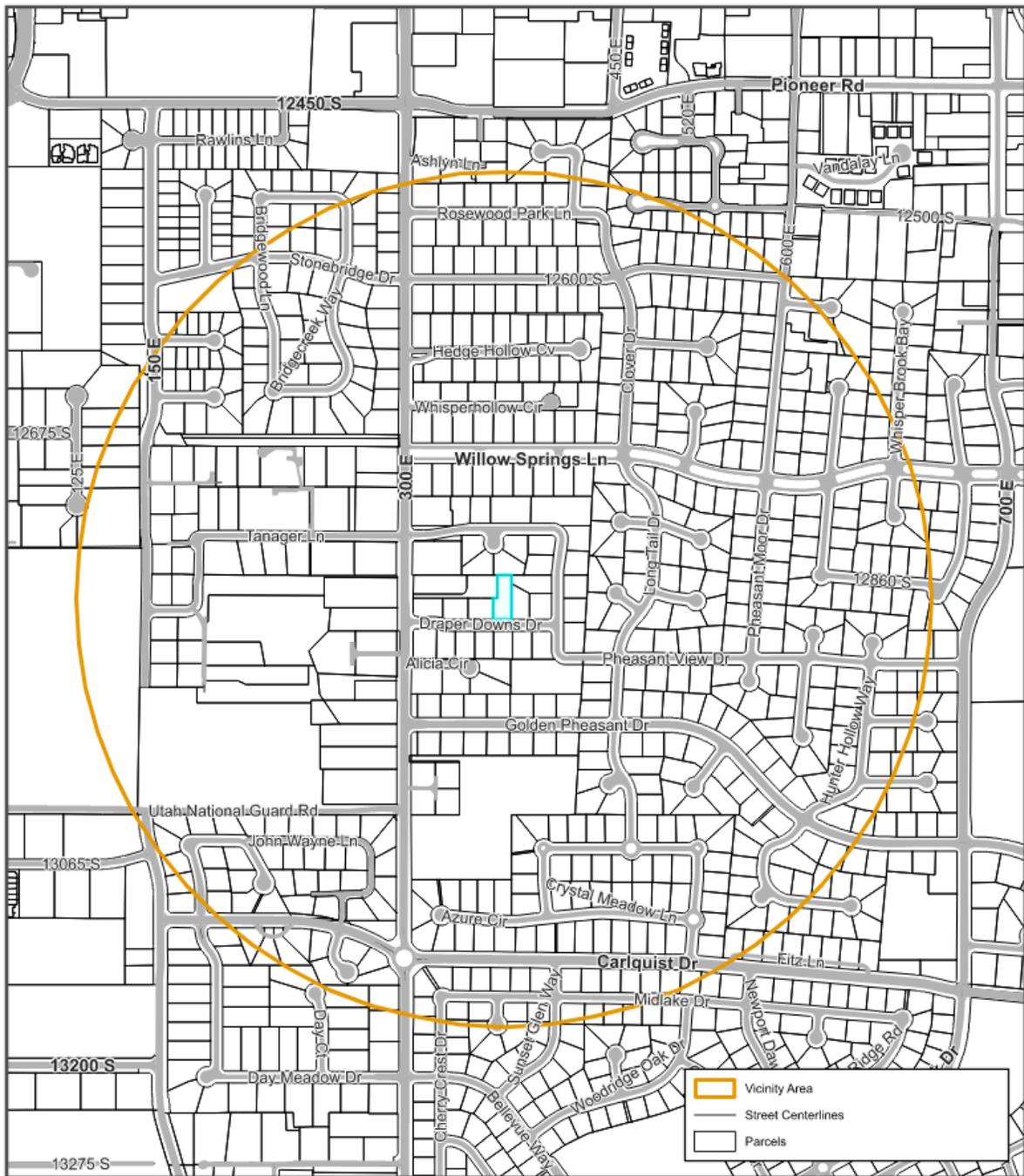
Building Division Review.

1. No additional comments provided.

Fire Division Review.

1. No additional comments provided.

EXHIBIT B VICINITY MAP



Devan Fence Conditional Use Permit

373 E DRAPER DOWNS DR

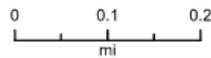


EXHIBIT C
ARIEL MAP



Devan Fence Conditional Use Permit

373 E DRAPER DOWNS DR

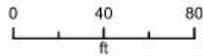
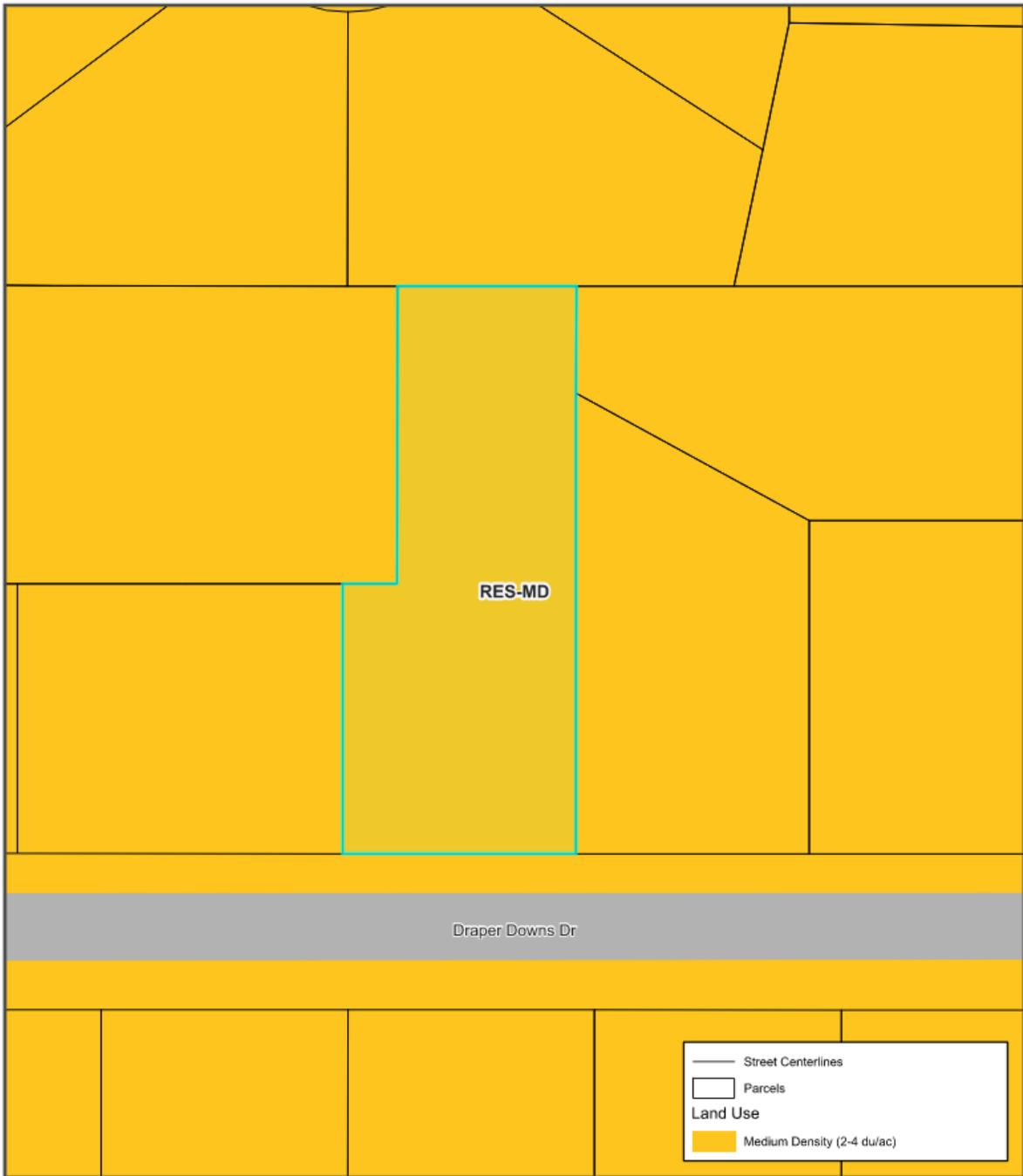


EXHIBIT D
LAND USE MAP



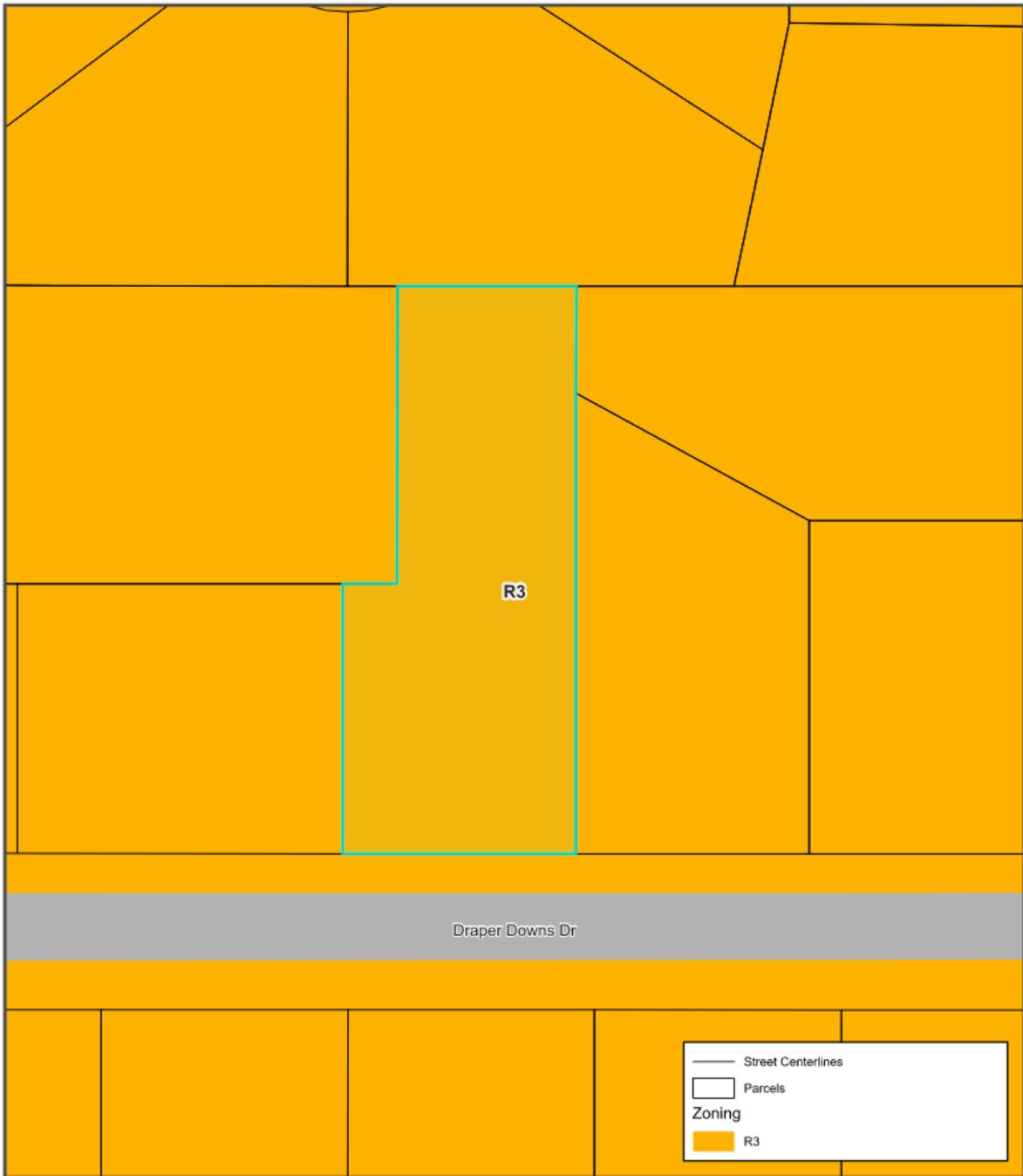
 **Devan Fence Conditional Use Permit**
373 E DRAPER DOWNS DR

0 40 80
ft

N



EXHIBIT E
ZONING MAP



 **Devan Fence Conditional Use Permit**
373 E DRAPER DOWNS DR

0 40 80
ft

N



**EXHIBIT F
SITE PLAN**



This area is the proposed fence. It runs 15feet in width, is 6ft in heighth and is 4ft in front of the corner of the home It is made of gray brick - please see image for specific brick.

Downs Dr

Draper Downs Dr

Draper Downs Dr

EXHIBIT G
APPLICANT STATEMENTS

Overview of Proposed Use

The requested fence would be placed 4 feet in front of the existing home and current fence. It would replace an existing vinyl fence with a brick fence for improved structure, safety and aesthetic appeal. This fence is requested to provide additional security following the installation of a pool.

The requested fence also blocks easy visibility of the pool to prevent the temptation of uninvited guests accessing the property



MEMO



To: Planning Commission

From: Nick Whittaker, MCMP

Date: 2026-02-12

Re: Public Hearing: Velocity Corner Sales Site Plan Request (Administrative Item)

Comments:

This application is a request for approval of a Site Plan for approximately 1.28 acres located on the west side of Galena Park Blvd, at approximately 12276 S. Galena Park Blvd. The property is currently zoned CC. The applicant is requesting that a Site Plan be approved to allow for the expansion of an auto sales business.

Findings for approval:

1. The site plan reflects the full development of the property.
2. The site plan conforms to applicable standards set forth in ordinance, 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 CC zoning 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 will 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 reflect the full development of the property.
2. The site plan does not conform to applicable standards set forth in ordinance, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
3. The proposed development plans do not meet the intent, goals, and objectives of the general plan and the purpose of the CC zoning district in which the site is located.
4. The public facilities and services in the area are not adequate to support the subject

development, as required by engineering standards and specifications.

5. The proposed development plans will not 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.

ATTACHMENTS:

[Velocity corner sales site plan report.pdf](#)



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

January 30, 2026

To: Draper City Planning Commission
Business Date: February 12, 2026

From: Development Review Committee

Prepared By: Nick Whittaker, MCMP, Planner II
Planning Division
801-576-6522, Nick.Whittaker@draperutah.gov

Re: Velocity Corner Sales – Site Plan Request

Application No.: 2024-0341-SP

Applicant: Andy Whitelock, representing Velocity Auto and VAS Investments, LLC.

Project Location: 12276 S. Galena Park Blvd.

Current Zoning: CC (Community Commercial Zone)

Acreage: 1.28 Acres (Approximately 55,757 ft²)

Request: Request for approval of a Site Plan in the CC zone.

SUMMARY AND BACKGROUND

This application is a request for approval of a Site Plan for approximately 1.28 acres located on the west side of Galena Park Blvd, at approximately 12276 S. Galena Park Blvd. (Exhibit B & C). The property is currently zoned CC. The applicant is requesting that a Site Plan be approved to allow for the expansion of an auto sales business.

The subject property is currently undeveloped and the requested site plan is only regarding the subject property. However, the proposed site will be utilized by the adjacent Auto Sales dealership which is approximately 9.6 acres in size and encompasses 7 parcels, four (4) owned by Goal Seek LLC, and three (3) owned by VAS Investments, LLC. The applicant is the registered agent for both companies and operates as Velocity Auto Sales.

ANALYSIS



General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Neighborhood Commercial	Exhibit D
Current Zoning	CC	Exhibit E
Adjacent Zoning		
East	RM1 (Multiple-family residential)	
West	CC	
North	CC	
South	CC	

The Neighborhood Commercial land use designation is characterized as follows:

Neighborhood Commercial

LAND USE DESCRIPTION	
CHARACTERISTICS	<ul style="list-style-type: none"> • Small-scale commercial land uses that serve local residents in adjacent neighborhoods • Minimal impact in predominantly residential areas • Well-landscaped street frontages • Limited traffic access points and pedestrian access from surrounding residential areas • Don't overcrowd commercial lots; i.e., require adequate setback and landscape buffers • Screened parking and adequate ingress and egress to parking areas • Adequate drainage • Low noise standards
LAND USE MIX	<ul style="list-style-type: none"> • Small-scale commercial • Planned retail • Office
COMPATIBLE ZONING	<ul style="list-style-type: none"> • Neighborhood Commercial (CN) • Institutional Care (IC) • Commercial Services (CS)
LOCATION	<ul style="list-style-type: none"> • Adjacent to neighborhood • Along local roads

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the CC zone is to, *“provide areas where commercial uses may be established which are generally oriented toward local residents rather than out of town patrons. Uses typical of this zone include planned retail and office development.”*

Site Plan Layout. The proposed Site Plan (Exhibit F) is located on the northwest corner of Galena Blvd. and 12300 south and is accessed from the north and west sides of the property. The site plan shows a parking lot with land scaping. There are no buildings included in this site plan.

Landscaping. The Landscape Plan (Exhibit G) shows the landscaping overall layout of the existing and proposed landscaping for the subject parcel. Ordinance requires that a minimum of 20% of commercial sites be landscaped. The proposed landscaping plan is compliant with Draper City Ordinance as it provides 14,053 ft² of landscaping which is approximately 25% of the site, exceeding the minimum requirement. A description of how the proposed landscaping complies with the Landscaping Design Requirements is described in Table 2 of this report.

Standard	DCMC Requirements	Proposal	Notes
Lot Coverage			
Overall Landscaping Coverage	20%	25%	Complies with Ordinance
Parking Lot Landscaping	7%	8.5%	Complies with Ordinance
Perimeter Landscaping	10 feet	9 feet – 10 feet	Complies with Ordinance
Water Wise Landscaping	All shrubs to be irrigated by drip irrigation	All plantings are irrigated with drip irrigation	Complies With Ordinance
Street Trees	1 tree for every 40 linear feet of frontage. From approved tree list	14 trees	Complies with Ordinance

Parking. the purpose of this development is for Velocity Auto Sales to add vehicle stock parking to the overall Velocity Auto Sales site. No minimum parking is required. Vehicular access provided to the subject property from adjacent parcels and proof of recorded access easements have been provided by the applicant.

Lighting. The Lighting Plan (Exhibit H) shows six (6) light poles that are twenty feet (20') in height and eight (8) light poles that are eight feet (8') in height. All poles have a dark bronze finish, which any color other than black will require the approval of the Draper City Planning Commission per DCMC9-20-040(K)(2): *“Site lighting poles shall be black in color. The planning commission may permit colors other than black for lighting poles upon establishing findings that the color: a) will architecturally match the colors of the building(s) on the site to a greater extent than black; and b) will less dramatically detract from the appearance of the building(s)*

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

E. Standards For Approval: The following standards shall apply to the approval of a site plan:

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

REVIEWS

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

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

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

Fire Division Review. The Draper City Fire Marshal has completed his review of the Site Plan Amendment submission. 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 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 requests based on the suggested findings and the criteria for approval, or denial as listed within the staff report. The Planning Commission should also, hear from the applicant, and receive public comment prior to making a decision.

If the Planning Commission decides to approve the site plan 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 the site shall be constructed and landscaped in compliance with the approved site plan and landscaping plan.
3. That the applicant provides City Staff with an updated Photometric Plan and after-hours lighting plan that has a Maximum Illumination Ratio that does not exceed 5:1.
4. That the proposed site shall only be used to store vehicle stock being sold by Velocity Autos.
5. That the number of vehicles stored at the site shall not exceed the number of parking stalls provided in the approved site plan.

Sample Motion for Approval of the Site Plan – I move that we approve the Site Plan, as requested by Andy Whitelock, representing Velocity Auto and VAS Investments, LLC., Application No. 2024-0341-SP, based on the following findings for approval and subject to the conditions listed in the Staff Report dated January 30, 2026.

Findings for approval:

1. The site plan reflects the full development of the property.
2. The site plan conforms to applicable standards set forth in ordinance, 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 CC zoning 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 will 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 of the Site Plan – I move that we approve the Site Plan, as requested by Andy Whitelock, representing Velocity Auto and VAS Investments, LLC., Application No. 2024-0341-SP, based on the findings for approval and subject to the conditions listed in the Staff Report dated January 30, 2026 and as modified by the findings and conditions below:

1. (List any additional findings, modified conditions, or new conditions.)

Sample Motion for Denial of the Site Plan – I move that we deny the Site Plan, as requested by Andy Whitelock, representing Velocity Auto and VAS Investments, LLC., Application No. 2024-0341-SP, based on the findings for denial listed in the Staff Report dated January 30, 2026.

Findings for denial:

1. The site plan does not reflect the full development of the property.
2. The site plan does not conform to applicable standards set forth in ordinance, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
3. The proposed development plans do not meet the intent, goals, and objectives of the general plan and the purpose of the CC zoning district in which the site is located.
4. The public facilities and services in the area are not adequate to support the subject development, as required by engineering standards and specifications.
5. The proposed development plans will not 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.

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: 2026.02.05 09:20:25-07'00'

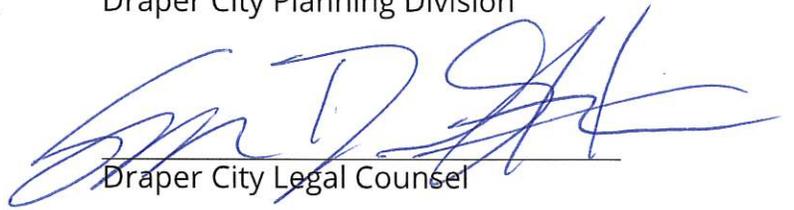
Draper City Public Works Department

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: 2026.02.05 09:58:02-07'00'

Draper City Fire Department



Draper City Legal Counsel

Matt Symes

Digitally signed by Matt Symes
DN: C=US,
E=Matt.symes@draperutah.gov,
O=Draper City Corporation, CN=Matt
Symes
Date: 2026.02.05 10:08:08-07'00'

Draper City Building Division

EXHIBIT A DEPARTMENT REVIEWS

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

Planning Division Review.

1. No additional comments.

Engineering and Public Works Divisions Review.

1. Stormwater Maintenance Plan and Agreement are now required for every private storm drainage system, per DCMC 16-2-170. Submission of the maintenance plan is now required prior to site approval. The maintenance agreement is a condition of approval; it is required to be recorded and returned to the city prior to issuance of the Land Disturbance Permit for construction of the site. Maintenance plan submitted with second submittal for review. Agreement and any comments to the maintenance plan will be addressed at the time of the Land Disturbance Permit.
2. 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.
3. Any work in the public right-Of-way will require an Encroachment Permit obtained through the Engineering Division. Informational comment – no additional action is required prior to site approval.
4. 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 subdivision construction is complete. Informational comment – no additional action is required prior to site approval.

Building Division Review.

1. No additional comments.

Fire Division Review.

1. No additional comments.

GIS Division Review.

1. No additional comments.

EXHIBIT C
AERIAL MAP



Date Printed: 2/2/2026

Velocity Corner Sales Site Plan

12276 S GALENA PARK BLVD

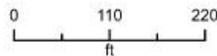
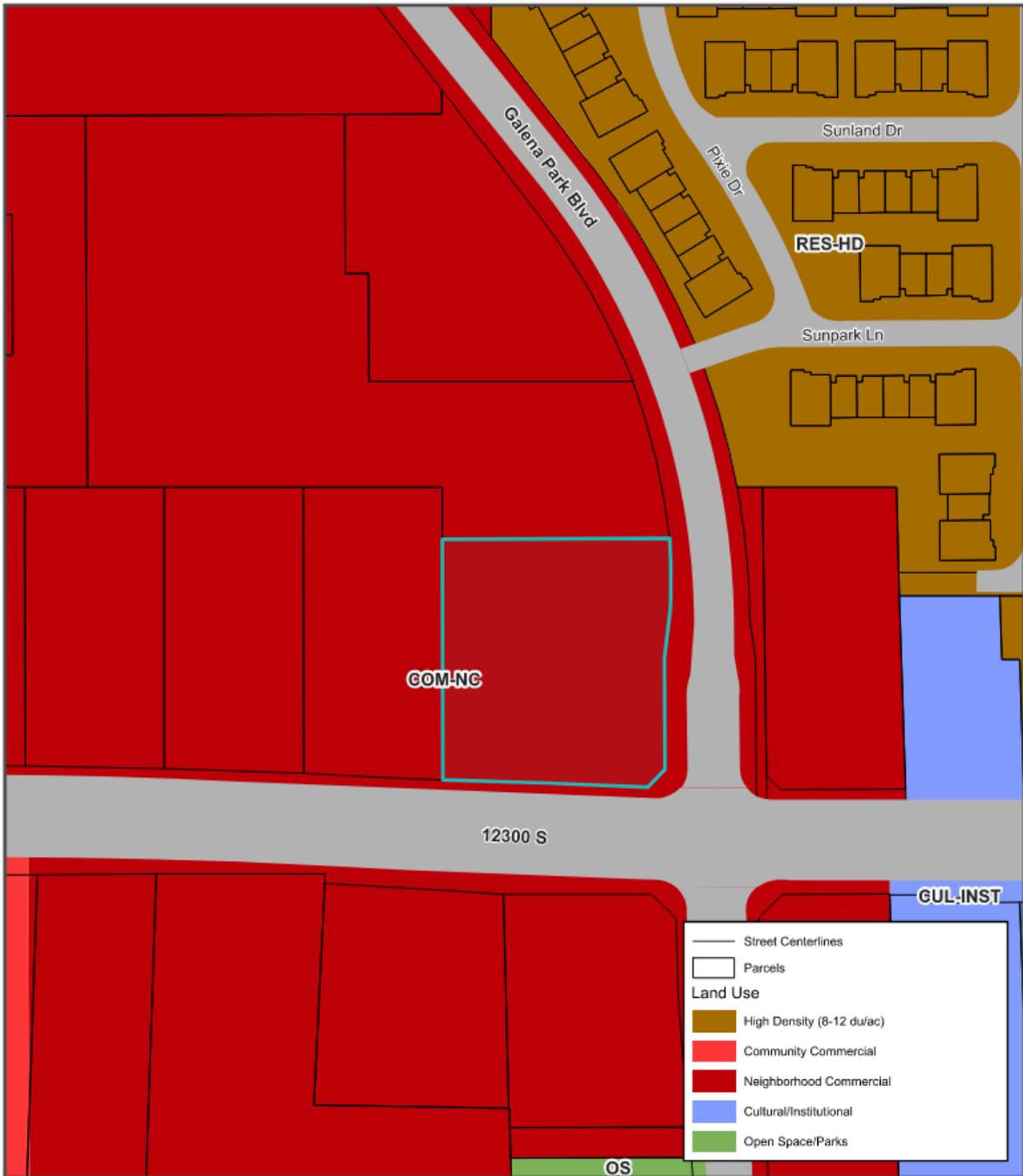


EXHIBIT D LAND USE MAP



Date Printed: 2/2/2026

Velocity Corner Sales Site Plan

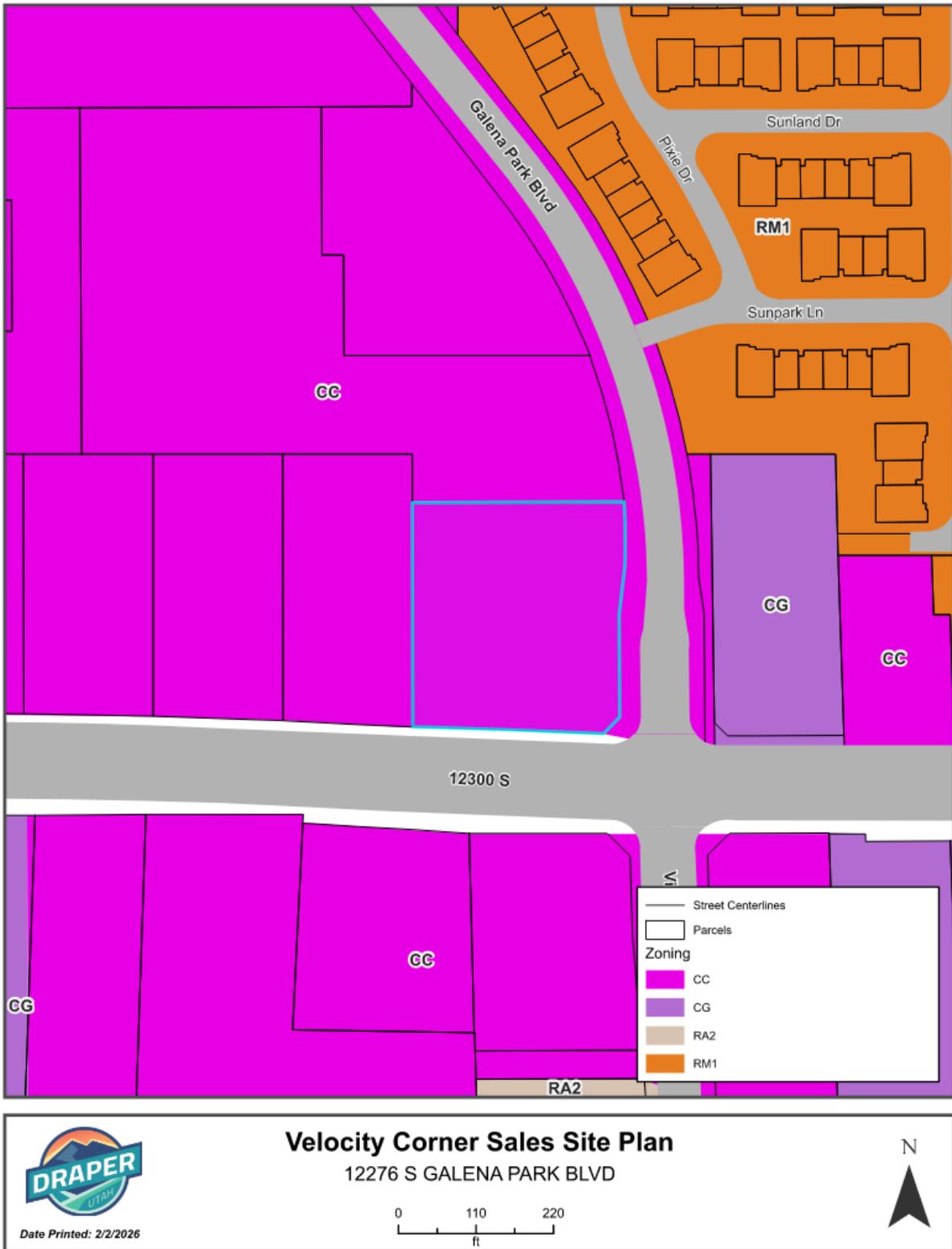
12276 S GALENA PARK BLVD

N

0 110 220

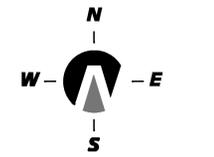
ft

EXHIBIT E ZONING MAP



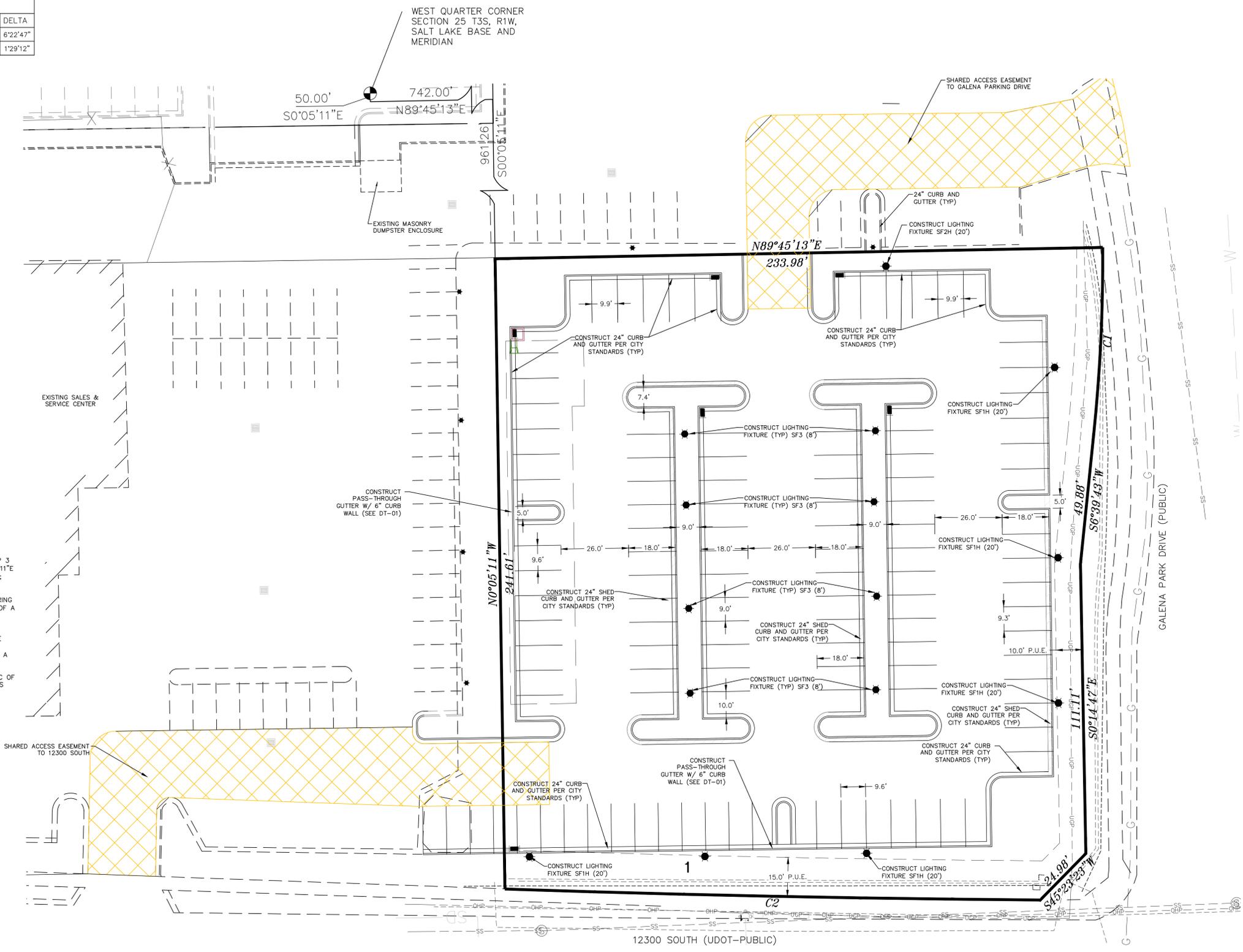
**EXHIBIT F
SITE PLAN**

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	71.71'	644.00'	71.67'	S3°34'16"W	6°22'47"
C2	206.19'	7947.00'	206.18'	N88°01'26"W	1°29'12"



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

- LEGEND**
- FOUND BRASS CAP
 - ⊙ FOUND 5/8" IRON PIN
 - ⊙ SET 5/8" IRON PIN
 - ⊙ CALCULATED POINT, NOT SET
 - EXISTING POWER POLE
 - EXISTING FIRE HYDRANT
 - PROPERTY BOUNDARY
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - - - - - EASEMENT & P.U.E.S
 - - - - - EXISTING DEED LINE
 - - - - - EXISTING SEWER LINE
 - - - - - EXISTING OVER HEAD POWER
 - - - - - EXISTING GAS LINE
 - - - - - EXISTING BUILDINGS/PARKING
 - - - - - EXISTING OVER HEAD POWER
 - - - - - EXISTING STORM DRAIN



BOUNDARY DESCRIPTION - VELOCITY CORNER SALES

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 3 SOUTH RANGE 1 WEST SALT LAKE BASE AND MERIDIAN; THENCE S00°05'11"E A DISTANCE OF 50.00'; THENCE N89°45'13"E A DISTANCE OF 742.00 FEET; THENCE S00°05'11"E A DISTANCE OF 961.26 TO A POINT OF BEGINNING;

THENCE BEARING N00°05'11"W A DISTANCE OF 241.61 FEET; THENCE BEARING N89°45'13"E A DISTANCE OF 233.98 FEET; TO A POINT OF CURVATURE OF A 644.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 71.62 FEET, HAVING A CHORD THAT BEARS S3°34'16"W A DISTANCE OF 71.67 FEET; THENCE BEARING S06°39'43"W A DISTANCE OF 49.88 FEET; THENCE BEARING S00°14'47"E A DISTANCE OF 111.11 FEET; THENCE BEARING S45°23'23"W A DISTANCE OF 24.98 FEET; THENCE BEARING N90°00'00"W A DISTANCE OF 215.00 FEET; THENCE BEARING N00°05'11"W A DISTANCE OF 97.86 FEET TO A POINT OF CURVATURE OF A 7947.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 206.19 FEET, HAVING A CHORD THAT BEARS N88°02'42"W A DISTANCE OF 206.18 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 55,709.12 SQ. FT. OR 1.28 ACRES

NOTE: NO PROPOSED BUILDING

TOTAL SITE AREA:
55,709 SQ. FT. OR 1.28 AC.

TOTAL LANDSCAPED AREA:
14,053 SQ. FT.
25.23% OF SITE

STREET FRONTAGE LANDSCAPING AREA
9,319 SQ. FT.
16.73% OF SITE

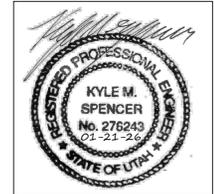
PARKING LANDSCAPE AREA
4,734 SQ. FT.
8.50% OF SITE

VELOCITY IMPROVEMENTS AREAS
NEW PHASE

LANDSCAPE AREA	14,053	25.23%
HARD SURFACE AREA	41,656	74.77%
TOTAL AREA	55,709	100.00%

PARKING

NEW PARKING/AUTOSALES DISPLAY	= 132
TOTAL	= 132



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE	REV. COGO FILE	DATE
5					
4					
3					
2					
1					

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

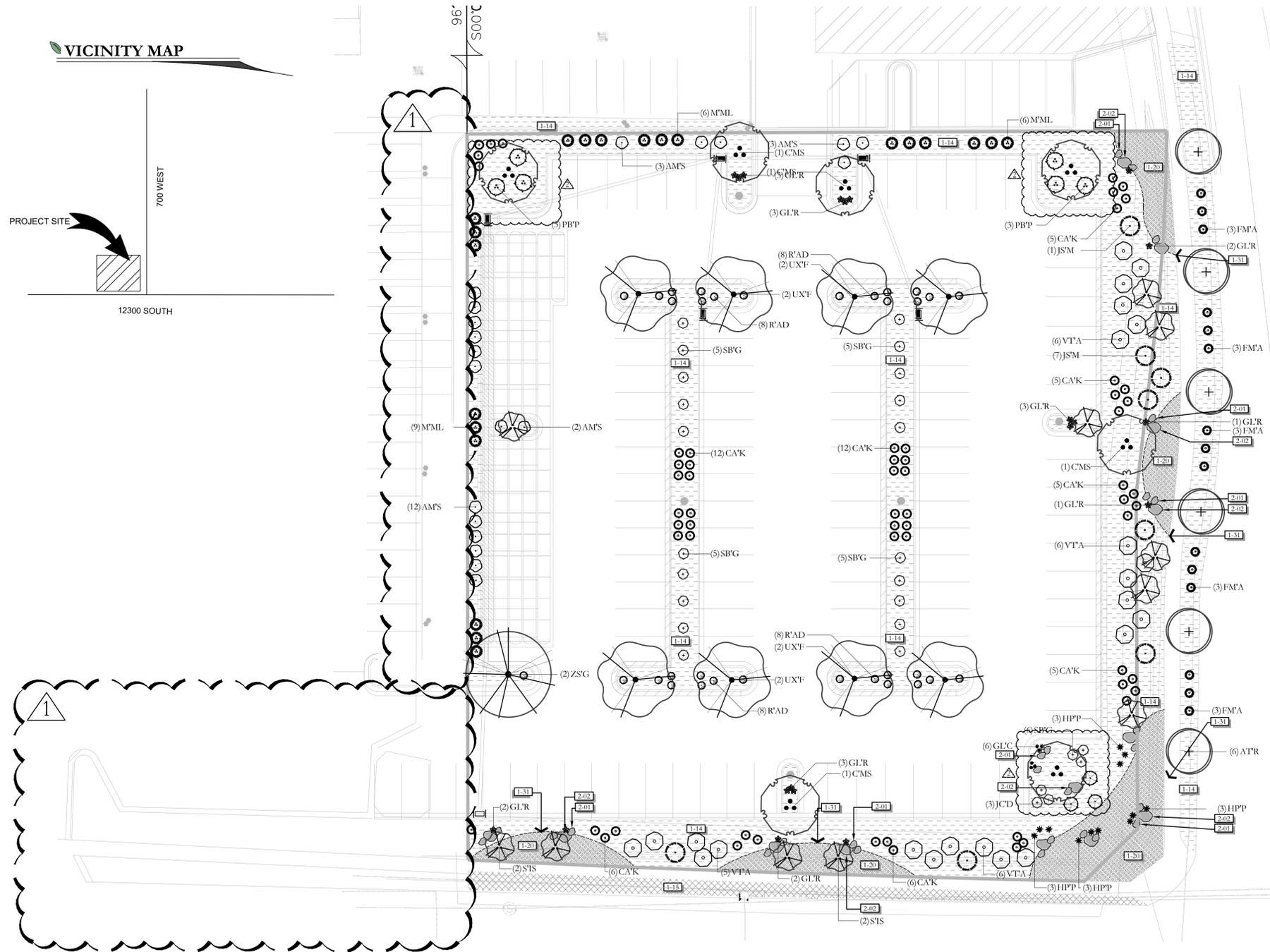
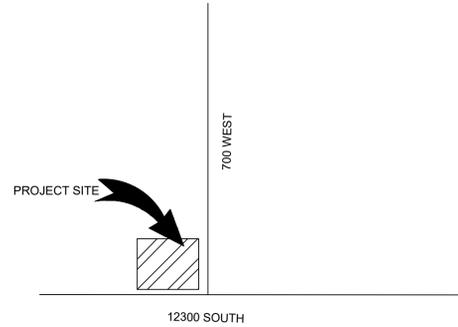
VELOCITY CORNER SALES
12276 South Galena Park Blvd.

SITE PLAN	JOB NO. 3-14-004
DRAPER, UTAH	SHEET NO. SP-01

K:\3-14-004-03 Velocity Corner\CAD\Design\Working\14-004-03 VELOCITY CORNER CONCEPT 6- SHEETS.dwg 1/21/2026 8:43 AM

EXHIBIT G
LANDSCAPE PLANS

VICINITY MAP



PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES						
	JSM	8	Juniperus scopulorum 'Moonglow' Moonglow Juniper	15 gal		6'
DECIDUOUS TREES						
	ATR	6	Acer tataricum 'JFS-KW2' TM Rugged Charm Tatarian Maple	B & B		2"Cal
	CMS	7	Cercis canadensis 'Minnesota Strain' Minnesota Strain Eastern Redbud	B & B		2"Cal
	SIS	11	Syringa reticulata 'Ivory Silk' Ivory Silk Japanese Tree Lilac	B & B		2"Cal
	UXF	8	Ulmus x 'Frontier' Frontier Elm	B & B		2"Cal
	ZSG	1	Zelkova serrata 'Green Vase' Green Vase Zelkova	B & B		2"Cal
DECIDUOUS SHRUBS						
	AMS	20	Aronia melanocarpa 'SMNAMPEM' Low Scape Snowfire™ Black Chokeberry	5 gal		
	PBP	6	Prunus besseyi 'P011S' Pawnee Buttes Sand Cherry	5 gal		
	SBG	26	Spiraea betulifolia 'Tor Gold' TM Glow Girl Birchleaf Spiraea	5 gal		
	VT'A	23	Viburnum trilobum 'Alfredo' Alfredo Cranberrybush Viburnum	5 gal		
EVERGREEN SHRUBS						
	HPP	12	Hesperaloe parviflora 'Perpa' TM Brakelights Red Yucca	5 gal		
	JCD	3	Juniperus chinensis 'Daub's Frosted' Daub's Frosted Juniper	5 gal		
GRASSES						
	CAK	62	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal		
	FMA	15	Festuca mairei Atlas Fescue	1 gal		
	MML	21	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass	2 gal		
PERENNIALS						
	GLC	6	Gaura lindheimeri 'Crimson Butterflies' Crimson Butterflies Gaura	1 gal		
	GLR	20	Gaura lindheimeri 'Rosy Jane' Rosy Jane Gaura	1 gal		
ROSES						
	RAD	33	Rosa x 'Meimirote' Apicot Drift® Rose	5 gal		

SITE MATERIALS LEGEND

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	1-11	1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	20,888 sf
	1-12	1" MINUS GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	1,938 sf
	1-20	2.4" BROWN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	3,418 sf
	1-31	5.5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	391 lf
2 HARDSCAPE			
	2-01	BOULDERS- DECORATIVE 3 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.	31
	2-02	BOULDERS- DECORATIVE 5 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.	16

NO.	REVISION	DATE
1	CITY REVISIONS	02-03-25
2	CLIENT REVISIONS	02-12-2025
3	CITY COMMENTS	10-31-2025
4		
5		
6		
7		

10/31/2025 UT24150

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

GRAPHIC SCALE: 1" = 20'

VELOCITY CORNER SALES

12276 South Galena Park Blvd.
DRAPER, UTAH

NORTHERN ENGINEERING
ATT: KYLE SPENCER
801-802-8992
KSPENCER@NEIUTAH.COM

COPYRIGHT:
PKJ DESIGN GROUP

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PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization

3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LANDSCAPE OVERALL PLAN
CITY PERMIT SET

LP-100

LANDSCAPE PLAN SPECIFICATIONS

- PART I - GENERAL**
- SUMMARY**

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

 - SITE CONDITIONS
 - GUARANTEES
 - MAINTENANCE
 - SOIL AMENDMENTS
 - FINE GRADING
 - LANDSCAPE EDGING
 - FURNISH AND INSTALLING PLANT
 - TURF PLANTING
 - WEED BARRIER
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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-GUYNING 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.
 - 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

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 WATER FLOW OF ALL SWALES, BERMS, OR GRADE
- DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAIN WATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKSET, 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 CONTRACTOR'S 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 PLANS, 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 SHREDED 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

- LANDSCAPE MATERIALS**
 - 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 US AS SHOWN ON THE DETAILS.
 - TREE WRAP: TREE WRAP IS NOT TO BE USED.
 - MULCH/ROCK: SEE PLANS. ALL PLANTER BEDS TO RECEIVE A MINIMUM 3" LAYER FOR TREES, SHRUBS, AND PERENNIALS AND 1" FOR GROUND COVERS.
 - WEED BARRIER: DEWITT 5 OZ. WEED BARRIER FABRIC, MANUFACTURED BY DEWITT COMPANY, DEWITT.COM/COMPANY OR APPROVED EQUAL.
 - TREE, SHRUB, AND GRASS BACKFILL MIXTURE: BACKFILL MIXTURE TO BE 75% NATIVE SOIL AND 25% TOPSOIL, THOROUGHLY MIXED TOGETHER PRIOR TO PLACEMENT.
 - F. TOPSOIL REQUIRED FOR TURF AREAS, PLANTER BEDS AND BACKFILL MIXTURE. ACCEPTABLE TOPSOIL SHALL MEET THE FOLLOWING STANDARDS:
 - PH: 5.5-7.5
 - EC (ELECTRICAL CONDUCTIVITY): < 2.0 MMHOS PER CENTIMETER
 - SAR (SODIUM ABSORPTION RATIO): < 3.0
 - % OM (PERCENT ORGANIC MATTER): > 1%
 - 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:
 - WASHED MORTAR SAND FREE OF ORGANIC MATERIAL.
 - PORTLAND CEMENT (SEE CONCRETE SPEC. BELOW FOR TYPE)
 - REINFORCED FIBER - SPECIFICALLY PRODUCED FOR COMPATIBILITY WITH AGGRESSIVE ALKALINE ENVIRONMENT OF PORTLAND CEMENT-BASED COMPOSITES.
 - ONLY POTABLE WATER FOR MIXING.
 - I. LANDSCAPE METAL EDGING: 5.5" STEEL EDGING WITH 15" DOWELS INTO THE GROUND FOR STABILIZATION.

PART III - EXECUTION

- GRADING**
 - TOPSOIL PREPARATION: GRADE PLANTING AREAS ACCORDING TO THE GRADING PLAN. ELIMINATE UNEVEN AREAS AND LOW SPOTS. PROVIDE FOR PROPER GRADING AND DRAINAGE.
 - SOD PLACEMENT: SLOPE SURFACED AWAY FROM BUILDING AT TWO (2) PERCENT SLOPE WITH NO POCKETS OF STANDING WATER. ESTABLISH FINISH GRADE 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.
 - 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.
- TURF GRADING**
 - 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.
 - 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.
- PLANTING OPERATIONS**
 - 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.
 - WATER PLANTS IMMEDIATELY UPON ARRIVAL AT THE SITE. MAINTAIN IN MOIST CONDITION UNTIL PLANTED.
 - BEFORE PLANTING, LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. DO NOT PLACE PLANTS ON OR NEAR UTILITY LINES.
 - THE TREE PLANTING HOLE SHOULD BE THE SAME DEPTH AS THE ROOT BALL, AND TWO TIMES THE DIAMETER OF THE ROOT BALL.
 - TREES MUST BE PLACED ON UNDISTURBED SOIL AT THE BOTTOM OF THE PLANTING HOLE.
 - 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.
 - PLANT IMMEDIATELY AFTER REMOVAL OF CONTAINER FOR CONTAINER PLANTS. HSET TREE ON SOIL AND REMOVE ALL BURLAP, WIRE BASKETS, TWINE, WRAPPINGS, ETC. BEFORE

- 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 SOFT 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 OPTIMAL 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 THAW AND WARMS IN LATE WINTER. IF SEEDING IN LATE FALL IS NOT POSSIBLE, SEED BEFORE APRIL 1. CONTACT SUMMIT SEED. DARRELL@SUMMITSEEDING.COM 435-769-8063.
- 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 TANK 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 FREQUENT 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 MANUALLY 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 OPTIPOS IS SUSTAIN 4-4-6 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 GAGE 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.
- PROGNOSIS BIOTIC SOIL MEDIA**: WHERE CONDITIONS MAY PROHIBIT ADDING TOPSOIL, PROGNOSIS BIOTIC SOIL MEDIA SHALL BE APPLIED BY HYDROSEEDING AT 2000LBS/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.

SITE MATERIALS LEGEND

- BEGINNING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.
- APPLY VITAMIN B-1 ROOT STIMULATOR AT THE RATE OF ONE (1) TABLESPOON PER GALLON.
 - 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 COURSE MIX AS REQUIRED TO ESTABLISH FINISH GRADE AS INDICATED ON THE DRAWINGS.
 - 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.
 - 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.
 - TURF - SOD LAYING
 - TOP SOIL AMENDMENTS: PRIOR TO LAYING SOD, COMMERCIAL FERTILIZER SHALL BE APPLIED AND 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.
 - 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.
 - 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 WEATHERING. 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 TO 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.
 - DSOD 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.
 - 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 INSURE THE FULL CONTACT WITH THE SUBGRADE.
 - APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE.
 - 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.
 - 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 OR DAMAGED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OTHERS (INCLUDING VEHICULAR TRAFFIC, EROSION, ETC., UNTIL SUCH TIME AS THE LAWN IS ACCEPTED BY THE OWNER.
 - ALL SOD THAT HAS NOT BEEN LAID WITHIN 24 HOURS SHALL BE DEEMED UNACCEPTABLE AND WILL BE REMOVED FROM THE SITE.
 - WEED BARRIER**
 - 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.
 - CUT WEED BARRIER BACK TO THE EDGE OF THE PLANT ROOTBALL.
 - COVERLAP ROWS OF FABRIC MIN. 6"
 - STABLE FABRIC EDGES AND OVERLAPS TO GROUND.

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 50Z 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 2' BETWEEN GROUPINGS), ADDITIONAL TOPSOIL IS NOT NECESSARY EXCEPT FOR BACKFILLING PLANTING HOLES. 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 50Z 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 THEIR 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

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	1L14	1" MINUS TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	20,888 sf
	1L15	1" MINUS GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	1,938 sf
	1L20	2-4" BROWN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	3,418 sf
	1E31	5.5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	391 lf
2 HARDSCAPE			
	2L01	BOULDERS- DECORATIVE 3 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.	31
	2L02	BOULDERS- DECORATIVE 5 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.	16

SITE REQUIREMENT CALCULATIONS

STREET FRONTAGE	REQUIRED:	PROVIDED:
550 WEST 1 TREE /40 FT (248 LN FT)	6	6
12300 SOUTH 1 TREE/40 FT (224 LN FT)	6	8

PERIMETER PLANTING ALONG STREET FRONTAGE:	REQUIRED:	PROVIDED:
MINIMUM RATIOS PER 100 LINEAR FEET 550 WEST (248 LN FT)		
2 DECIDUOUS TREES	5	6
1 EVERGREEN TREE	2	6
12 SHRUBS	30	36
75 SQ. FT. OF PLANTING BEDS	186 SF	5,474 SF
12300 SOUTH (224 SF)		
2 DECIDUOUS TREES	4	4
1 EVERGREEN	2	2
12 SHRUBS	24	36
75 SQ FT OF PLANTING BEDS	150 SF	3,845 SF
20% OF THE GROSS AREA SHALL BE LANDSCAPED 50% COVERAGE PROVIDED		

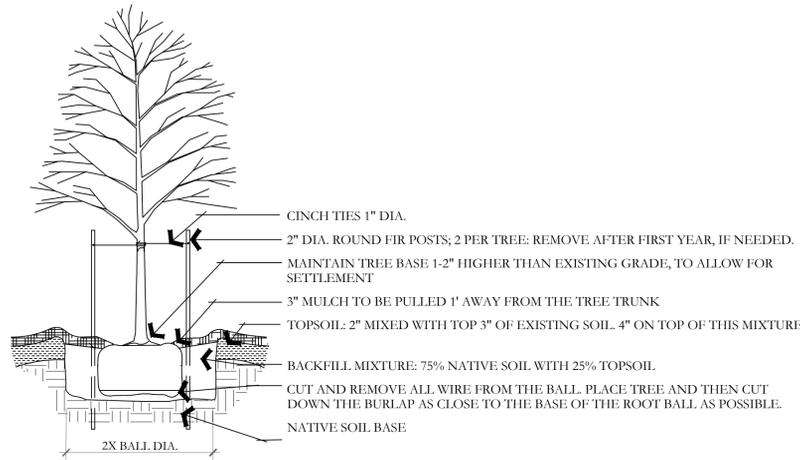
PARKING LANDSCAPE AREAS: 4,734 SF	REQUIRED:	PROVIDED:
1 TREE PER ISLAND	16	16
50% COVERAGE WITH SHRUBS	x	x

PLANT LEGEND

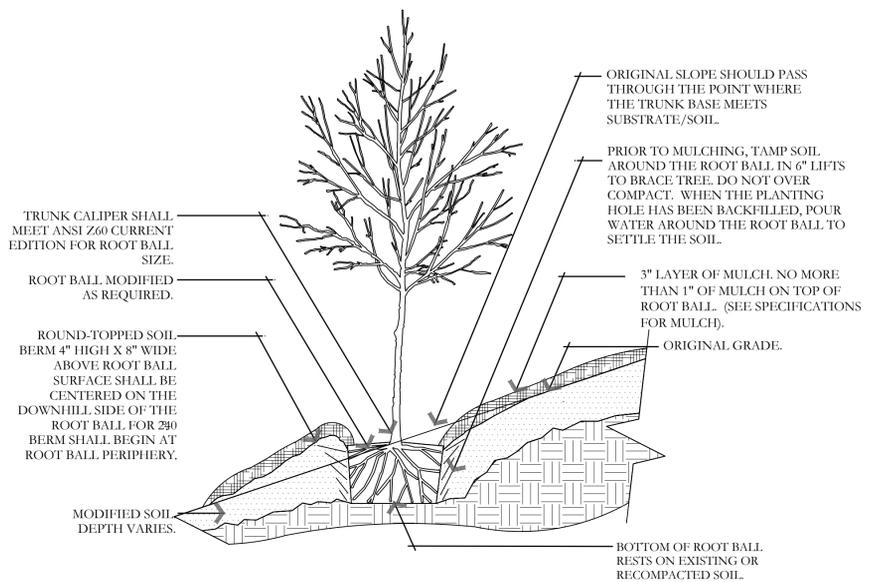
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	JSM	8	Juniperus scopulorum 'Moonglow' Moonglow Juniper	15 gal		6'
DECIDUOUS TREES						
	ATR	6	Acer tataricum 'JIS-KW2' TM Rugged Charm Tatarian Maple	B & B		2"Cal
	CMS	7	Cercis canadensis 'Minnesota Strain' Minnesota Strain Eastern Redbud	B & B		2"Cal
	SIS	11	Syringa reticulata 'Ivory Silk' Ivory Silk Japanese Tree Lilac	B & B		2"Cal
	UXF	8	Ulmus x 'Frontier' Frontier Elm	B & B		2"Cal
	ZSG	1	Zelkova serrata 'Green Vase' Green Vase Zelkova	B & B		2"Cal
SYMBOL CODE QTY BOTANICAL / COMMON NAME CONT						
DECIDUOUS SHRUBS						
	AMS	20	Aronia melanocarpa 'SMNAEMPE' Low Scape Snowflake™ Black Chokeberry	5 gal		
	PBP	6	Prunus besseyi 'P011S' 'Pawnee Buttes' Pawnee Buttes Sand Cherry	5 gal		
	SBG	26	Spiraea betulifolia 'Tor Gold' TM Glow Girl Birchleaf Spirea	5 gal		
	VTA	23	Viburnum trilobum 'Alfredo' Alfredo Cranberrybush Viburnum	5 gal		
EVERGREEN SHRUBS						
	HPP	12	Hesperaloe parviflora 'Perpa' TM Brakelights Red Yucca	5 gal		
	JCD	3	Juniperus chinensis 'Daub's Frosted' Daub's Frosted Juniper	5 gal		
GRASSES						
	CAY	62	Calamagrostis x acutiflora 'Karl Foerster' Femur Reed Grass	1 gal		
	FMA	15	Festuca mairei Atlas Fescue	1 gal		
	MMI	21	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass	2 gal		
PERENNIALS						
	GLC	6	Gaura lindheimeri 'Crimson Butterflies' Crimson Butterflies Gaura	1 gal		
	GLR	20	Gaura lindheimeri 'Rosy Jane' Rosy Jane Gaura	1 gal		
ROSES						
	R'AD	33	Rosa x 'Meimirote' Apricot Drift® Rose	5 gal		

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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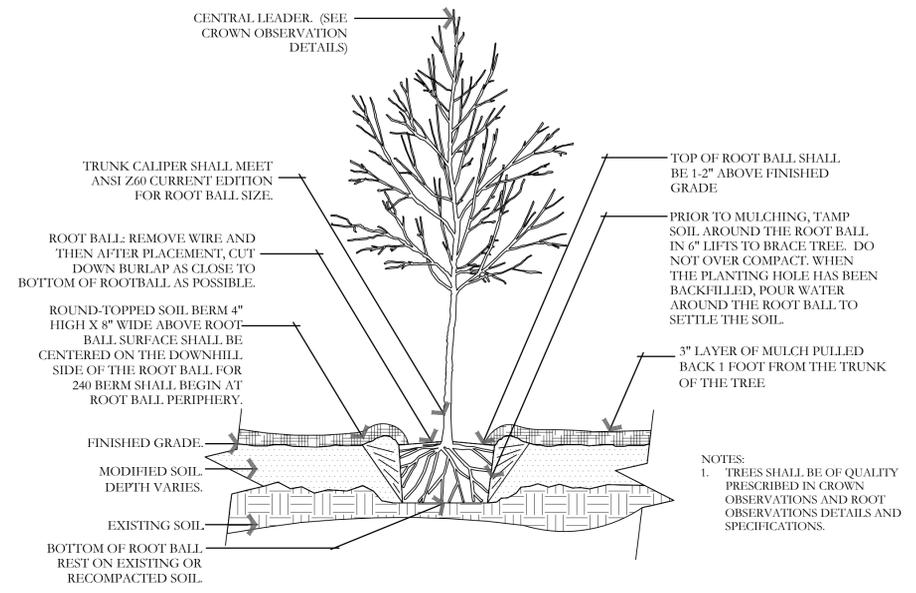
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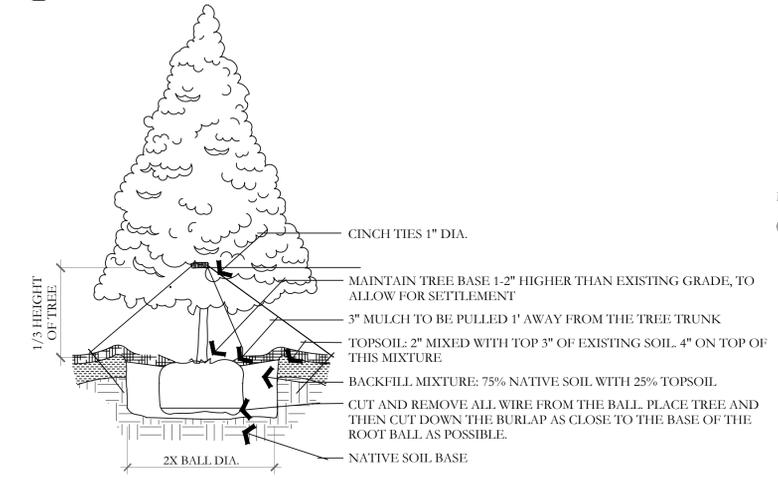
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NOT TO SCALE



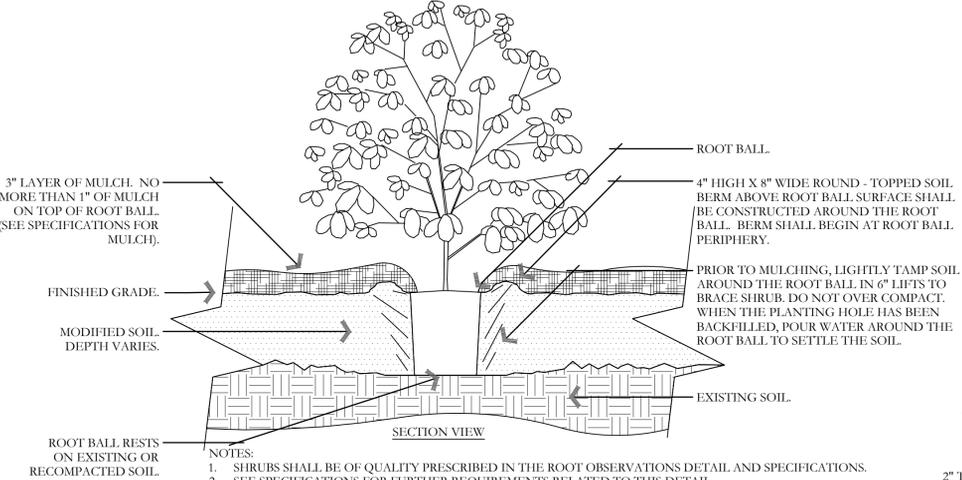
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE



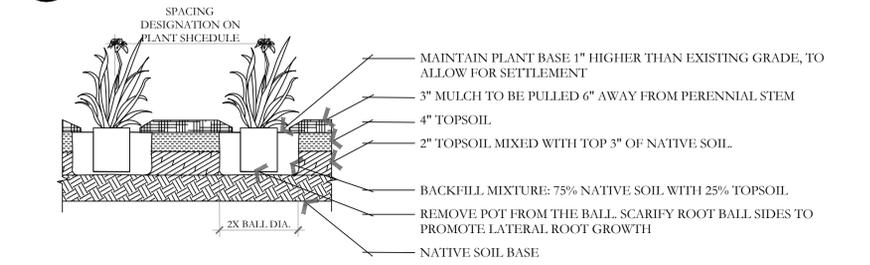
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NOT TO SCALE



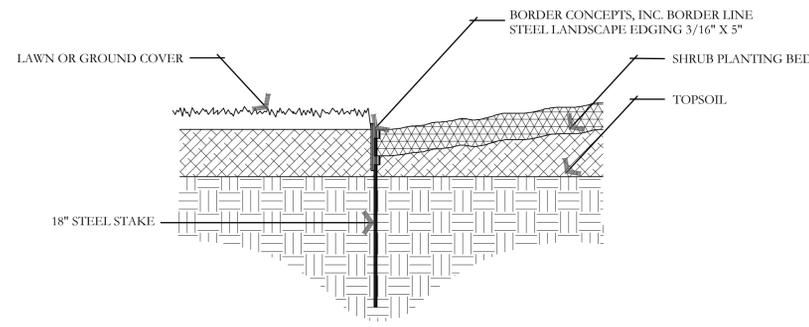
D EVERGREEN TREE PLANTING
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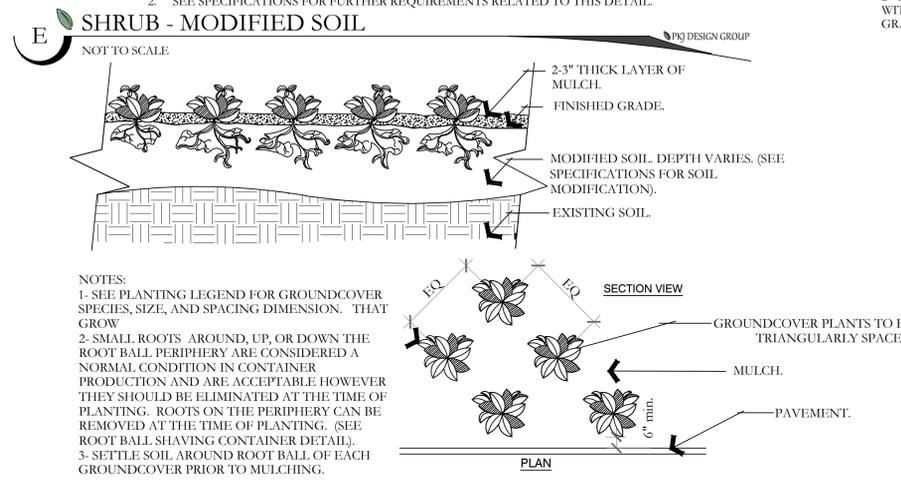
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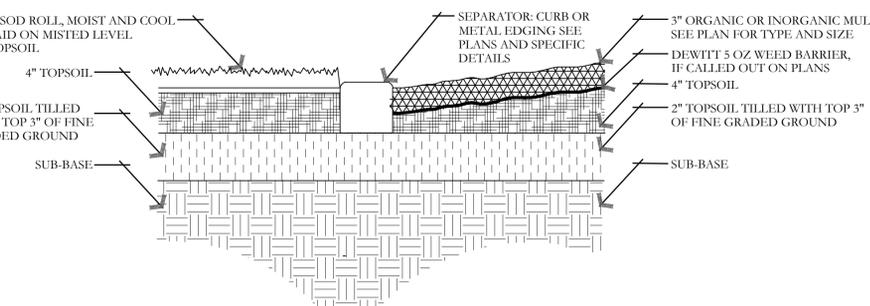
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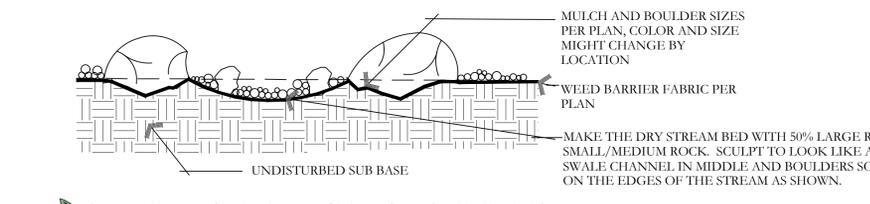
G METAL EDGING DETAIL
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H PERENNIAL/GROUNDCOVER PLANTING
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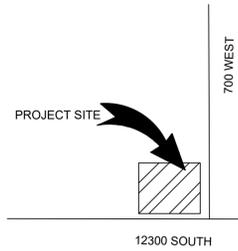
I SOD LAYING/MULCH DETAIL
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J BOULDER AND DRY STREAM BED DETAIL
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VICINITY MAP



P.O.C. CONFIGURATION

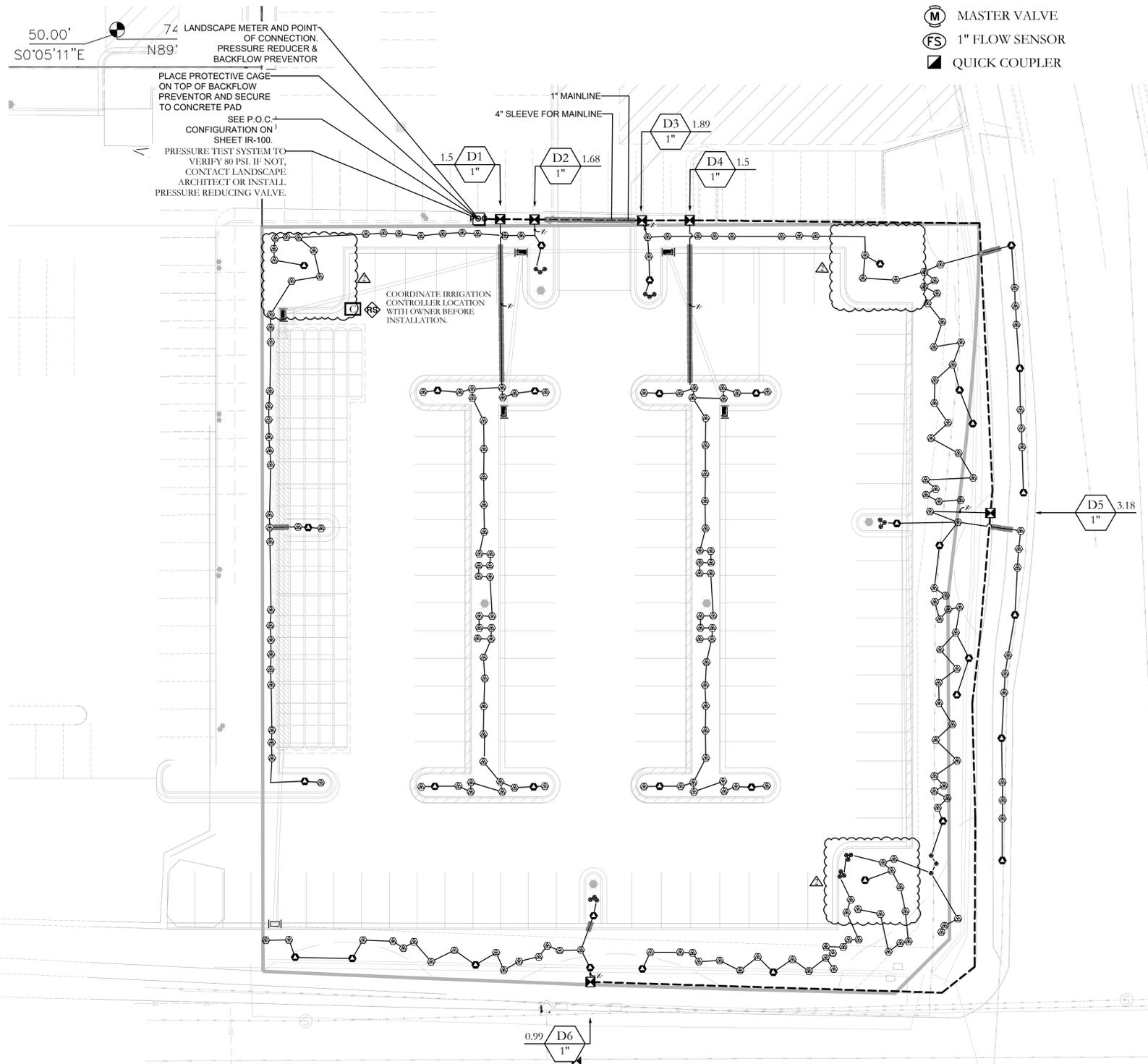
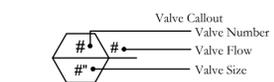
(NOTE: PRESSURE TEST SYSTEM TO VERIFY 80 PSI. IF NOT, CONTACT LANDSCAPE ARCHITECT OR INSTALL PRESSURE REDUCING VALVE.)

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

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
☒	Rain Bird XCZ-100-IVMQ (2) 1" Wide Flow IVM Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESBIVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 gpm	6
⊗	Rain Bird XFS-09-18 Drip Ring(SHRUB)	253
⊙	Rain Bird XFS-09-18 Drip Ring(TREE)	35

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
☑	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1
✂	Shut Off Valve	1
M	Rain Bird EFB-CP-PRS-D 1-1/2" 1in., 1-1/4", 1-1/2in., 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	1
BF	Zurn 475 2-1/2" Reduced Pressure Backflow Preventer.	1
C	Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	1
RS	Rain Bird WR2-RFS Wireless Rain/Freeze Sensor.	1
FS	Rain Bird FS-200-B 2in. Flow Sensor, Brass Model. Suggested Operating Range 10 GPM to 100 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) LXLD LXME2(P) ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	1
WM	Water Meter 2"	1
---	Irrigation Lateral Line: PVC Schedule 40 3/4"	2,120 lf
---	Irrigation Mainline: PVC Schedule 40	533.4 lf
---	Pipe Sleeve: PVC Class 200 SDR 21 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	137.9 lf



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10/31/2025	UT24150						
NO.	REVISION	DATE					
1	CITY REVISIONS	02-03-25					
2	CLIENT REVISIONS	02-12-2025					
3	CITY COMMENTS	10-31-2025					
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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 saved. 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, sleeve 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 pipe and wire in sleeveing under landscapes. 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: Culinary water piping and components, furnished and installed by others to provide irrigation water to this project, including but not limited to backflow preventor, 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 backflow preventor, 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 system 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 in index shell 2.4 indicating order in submittal document. No material shall be ordered, delivered or any work preceeded in the field until the required submittals have been 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 including 2 wire path and junction box locations.

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 sleeveing, 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. Laminiate 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 state pressure test prior to commencement of work at supplied POC. Notify OAR in writing of problems encountered and pressure reading 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 sleeveing 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. Connection must meet state guidelines

2.3 CONNECTION ASSEMBLY

A. Culinary water shall be used on this Project. Install backflow preventor and RPZ as needed.

2.4 CONTROL SYSTEM

A. Power supply to the irrigation controller shall be provided for by this Contract. To be installed by owner or electrical contractor.

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

- a. Installation of wall-mount controllers: Irrigation controller shall be responsible for this task. Power configuration for wall-mount 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 wall 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. Page Electric Co., LP specification number P07079D.

- a. A minimum of 36" 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 wire shall be looped within each valve box of the grouping it is to service.

D. Wire splice connectors shall use 3M brand DBV wire connectors. 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 SLEEVEING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleeveing minimum size shall be 2". Sleeveing 2" through 4" in size shall be SCH40 PVC solvent weld. Sleeveing 6" and larger shall be C1, 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 Watco 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 SCH80 PVC TEE. 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 practicable, 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 Laseo G178212 swing joint assembly with snap-bolt outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve 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 3/4" 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 3/4", 1", 1 1/4", 1 1/2" 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 RAIN BIRD VALVE BOXES

A. Carson 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 service access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil orarked 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 unusable 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 Landscape Architect or 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 trenches 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 for 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 SLEEVEING

A. Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeveing 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 diagrams and/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. Burns 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 sealed. 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 surface shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeveing 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 hardware power to 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 Carson 1419124 box. Place a minimum of 4" of 3/4" 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 reified 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 to 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.

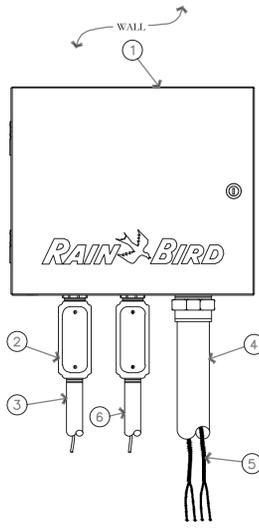
D. OAR shall perform periodic as well as a final cleanliness inspection.

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

END OF SECTION

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 ALLOW 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 CULINARY SYSTEM. IF IT IS NOT CONNECTED TO CULINARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A SECONDARY SYSTEM AND REQUIRED COMPONENTS.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO BE CULINARY WATER AND SHOULD BE NOTED AS SUCH THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO CULINARY WATER USE. A BACKFLOW PREVENTOR AND RPZ AS SPECIFIED.
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 UNLESS BLACK POLY IS CALLED OUT FOR WIRE SLEEVEING. 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 CLOOPER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL



- 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.

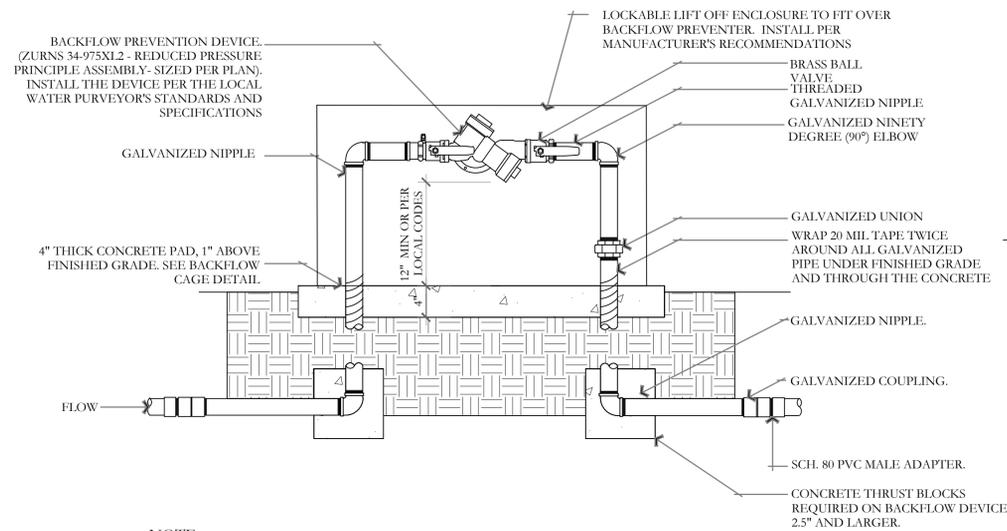
NOTES:
 1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS. THE LXIVM WITH 60 STATIONS AND THE LXIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
 2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
 3. PROVIDE PROPER GROUNDING 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

ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN METAL CABINET

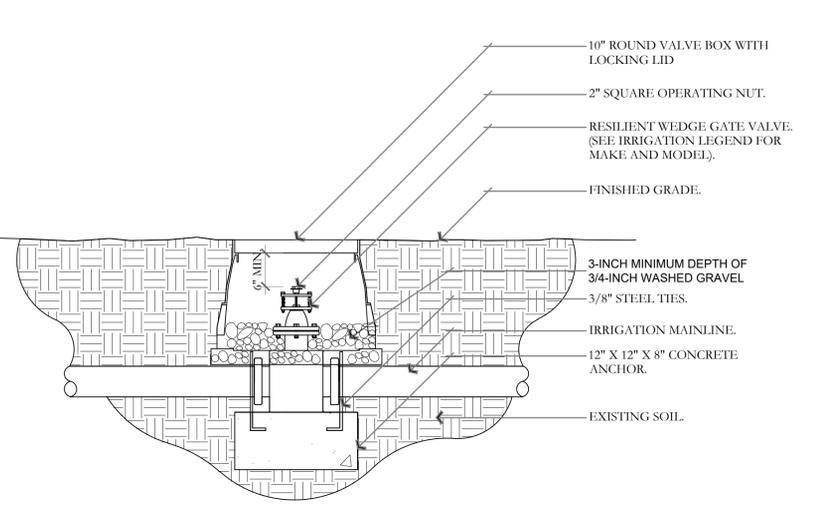
NOT TO SCALE



- NOTE:
 1. GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING.
 2. SCH. 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZE TO THE MAINLINE.
 3. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LANDSCAPE METER.
 4. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED IN PLANTING AREA UNLESS APPROVED BY OWNER'S REPRESENTATIVE.
 5. SEE DETAIL FOR BACKFLOW CAGE INSTALLATION.
 6. ALL ASSEMBLY PARTS (THREADED NIPPLES, FITTINGS, ETC.) SHALL BE GALVANIZED OR BRASS PER LOCAL CODES AND REQUIREMENTS.
 7. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE FREEZE BLANKET INCLUDED UPON INSTALLATION.
 8. ALL GALVANIZED CONNECTIONS SHALL TO BE MADE USING PIPE THREAD SEALANT. ALL SCH. 80 PVC TO GALVANIZED CONNECTIONS TO BE MADE USING TEFLON TAPE.

BACKFLOW PREVENTION DETAIL

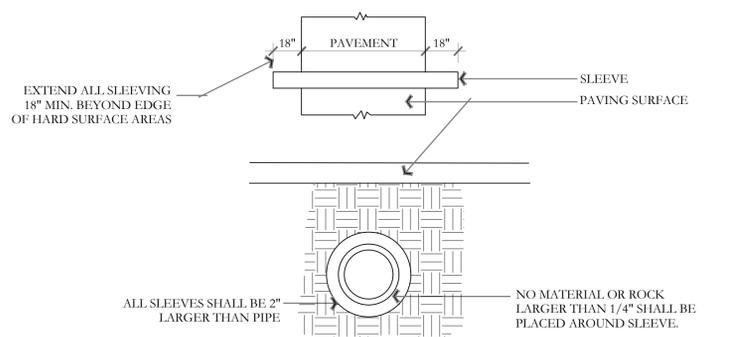
NOT TO SCALE



- 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.

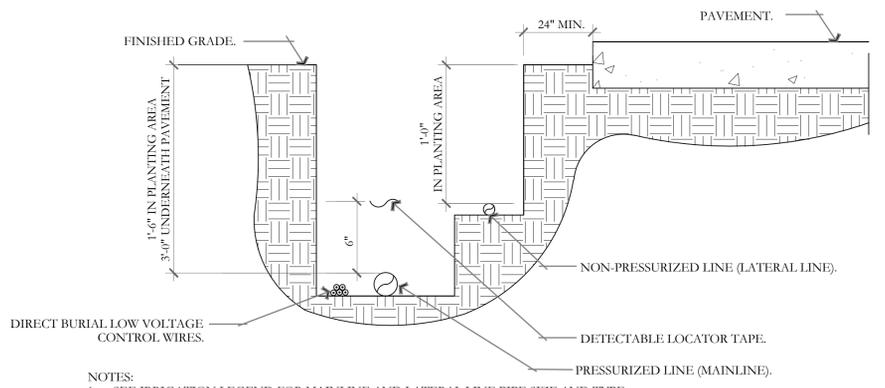
GATE VALVE AND ANCHOR DETAIL

NOT TO SCALE



TYPICAL SLEEVING DETAIL

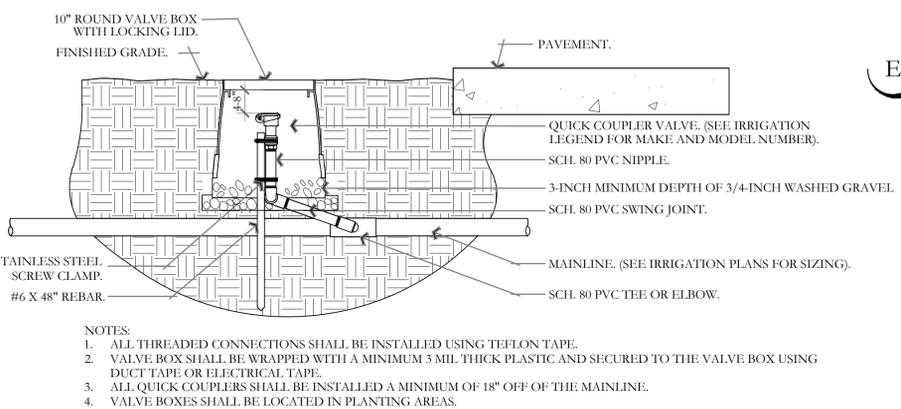
NOT TO SCALE



IRRIGATION TRENCHING DETAIL

NOT TO SCALE

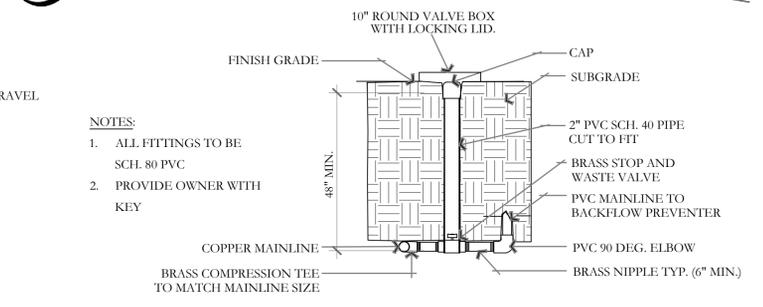
- NOTES:
 1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
 2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
 3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
 4. DETECTABLE LOCATOR TAPE SHALL BE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



QUICK COUPLER DETAIL

NOT TO SCALE

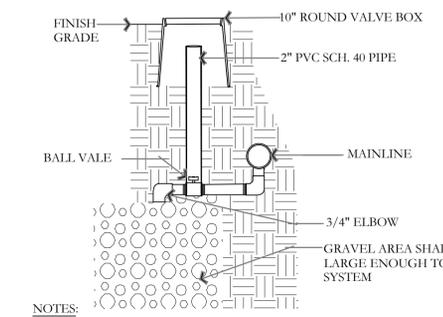
- NOTES:
 1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
 2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
 3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
 4. VALVE BOXES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



STOP AND WASTE VALVE ASSEMBLY DETAIL

NOT TO SCALE

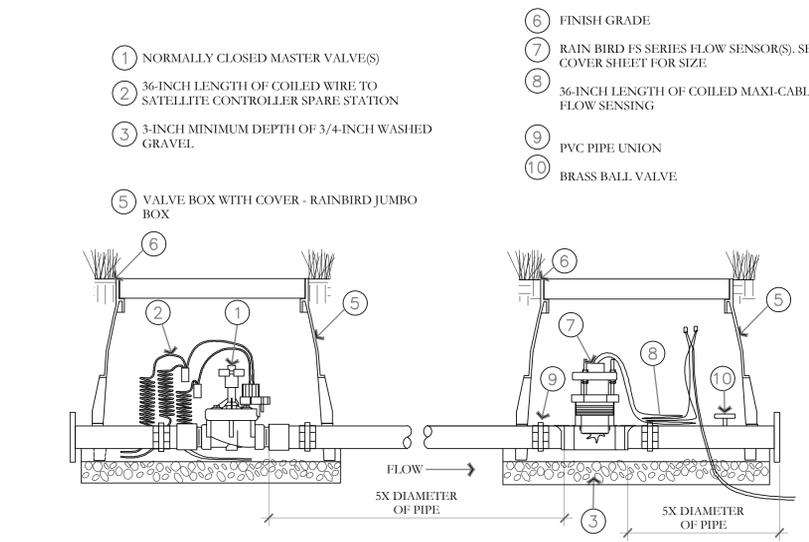
- NOTES:
 1. ALL FITTINGS TO BE SCH. 80 PVC
 2. PROVIDE OWNER WITH KEY



MANUAL DRAIN DETAIL

NOT TO SCALE

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



MASTER VALVE AND FLOW SENSOR DETAIL

NOT TO SCALE

- 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

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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NO.	REVISION	DATE
1	CITY REVISIONS	02-03-25
2	CLIENT REVISIONS	12-12-2025
3	CITY COMMENTS	10-31-2025
4		
5		
6		
7		

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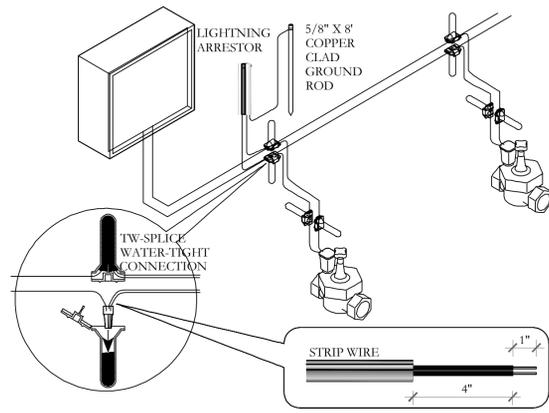
PKJ DESIGN GROUP
 Landscape Architecture & Planning & Visualization
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 LEHI, UTAH 84043 (801) 753-5644
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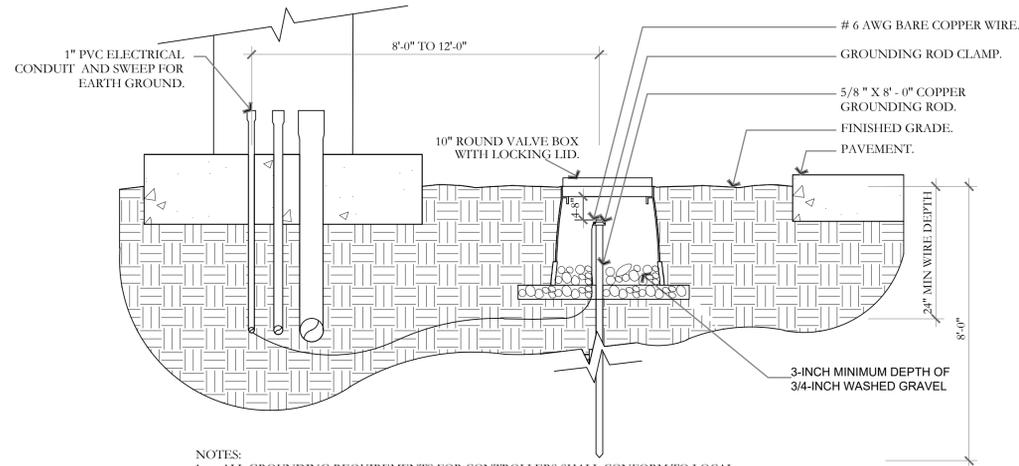
PM: JTA
 DRAWN: ACP
 CHECKED: JMA
 PLOT DATE: 10/31/2025

IRRIGATION DETAILS
 CITY PERMIT SET

IR-501

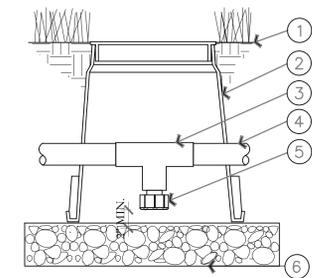


J 2-WIRE CONNECTION DETAIL
NOT TO SCALE



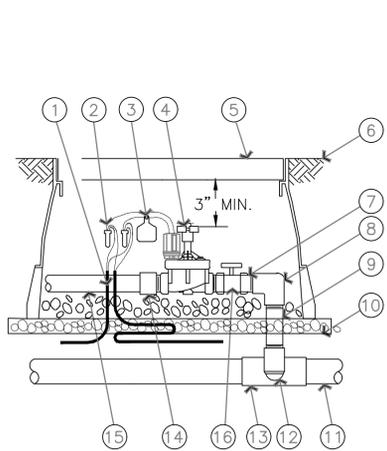
- NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
 2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
 3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL. THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT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

K GROUNDING ROD DETAIL
NOT TO SCALE



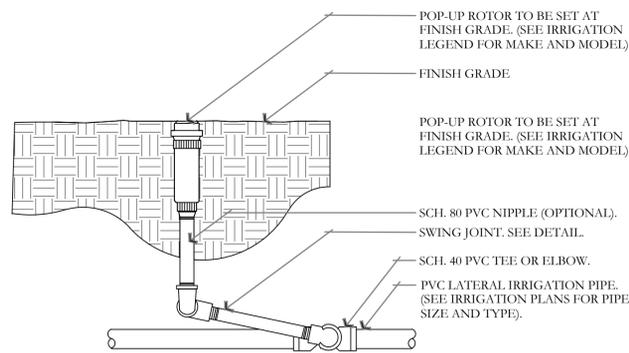
- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH COVER: RAIN BIRD VB-GRND
- 3 PVC SCH 40 TEE
- 4 PVC LATERAL PIPE
- 5 FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
- 6 6-INCH MINIMUM DEPTH OF 3/4\"/>

L MANUAL LINE DRAIN VALVE DETAIL
NOT TO SCALE



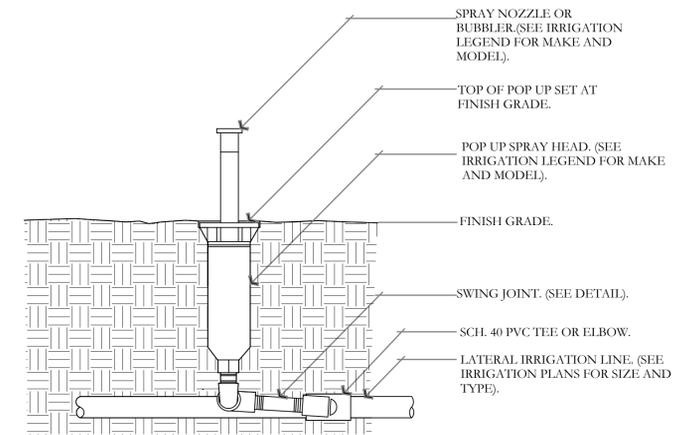
- 1 36-INCH LENGTH OF 2-WIRE CABLE
- 2 WATERPROOF CONNECTION: RAIN BIRD WC20 (TWO REQUIRED)
- 3 ID TAG: RAIN BIRD VID SERIES
- 4 REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM-SOL
- 5 VALVE BOX WITH COVER: RAIN BIRD VB-STD
- 6 FINISH GRADE/TOP OF MULCH
- 7 PVC SCH 80 NIPPLE (CLOSE)
- 8 PVC 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



- 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 SOIL.

N ROTOR HEAD DETAIL
NOT TO SCALE



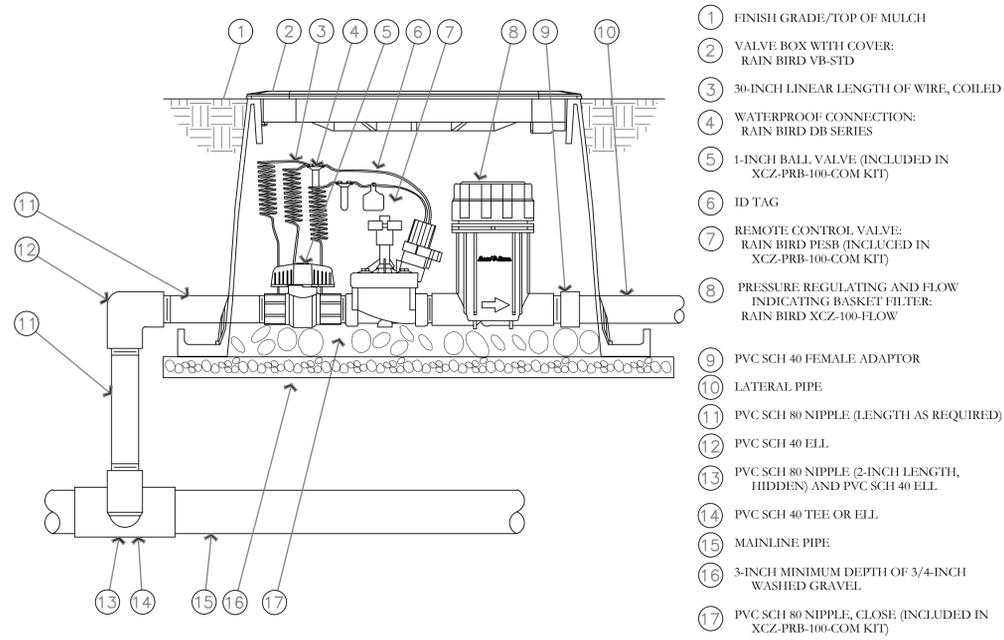
- NOTE:
1. 4\"/>
 - 2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
 - 3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
 - 4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

O POP UP-SPRAY HEAD DETAIL
NOT TO SCALE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO	
10/31/2025	UT24150			NORTHERN ENGINEERING ATT: KYLE SPENCER 801-802-8992 KSPENCER@NEIUTAH.COM	PKJ DESIGN GROUP Landscape Architecture & Planning & Visualization		PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 10/31/2025	
NO.	REVISION	DATE	VELOCITY CORNER SALES 12276 South Galena Park Blvd. DRAPER, UTAH					IRRIGATION DETAILS CITY PERMIT SET IR-502
1	CITY REVISIONS	02-03-25	COPYRIGHT: PKJ DESIGN GROUP THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.					
2	CLIENT REVISIONS	02-12-2025						
3	CITY COMMENTS	10-31-2025						
4								
5								
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7								

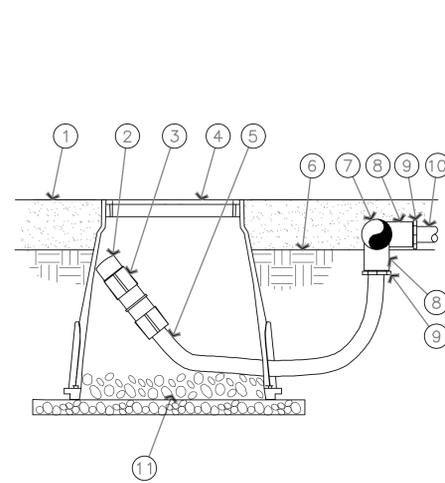
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www.pkjdesigngroup.com



- 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 PERS (INCLUDED 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)

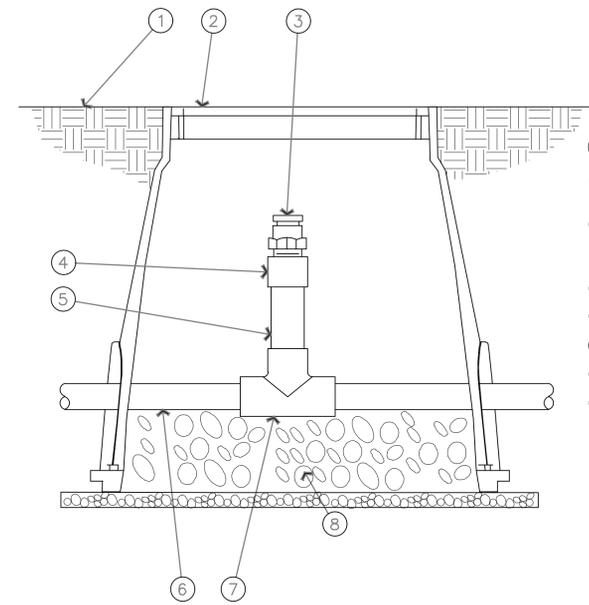
P DRIP CONTROL ZONE KIT DETAIL
NOT TO SCALE



- 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 1/2" 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

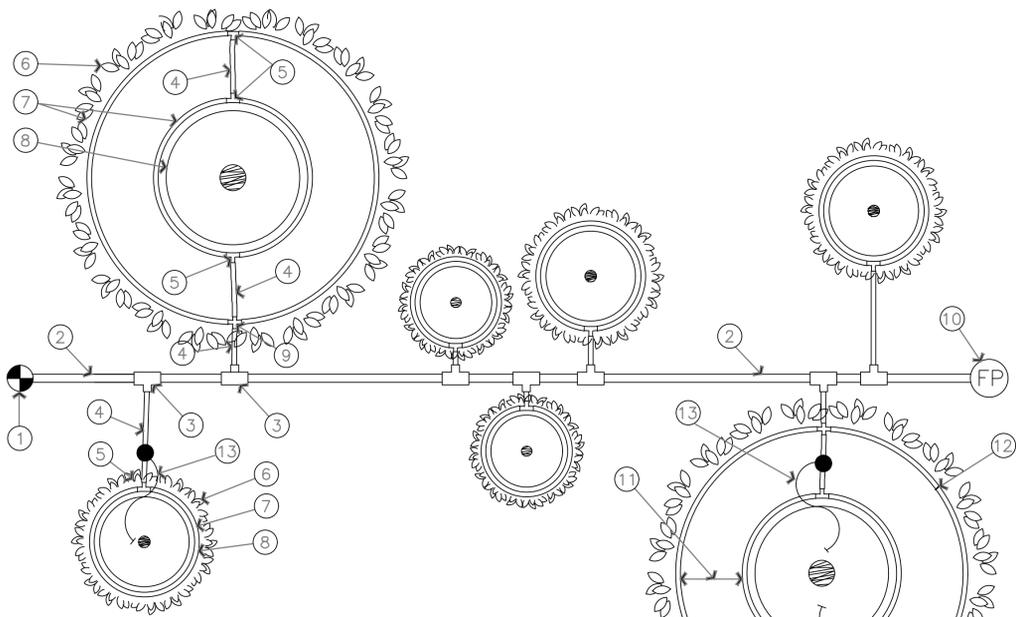
NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL
NOT TO SCALE



- ① FINISH GRADE
- ② SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
- ③ 1/2" 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



- ① RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMMODATE LATERAL FLOW DEMAND)
- ② PVC DRIP LATERAL PIPE
- ③ PVC SCH 40 TEE OR EL (TYPICAL)
- ④ 1/2" 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.

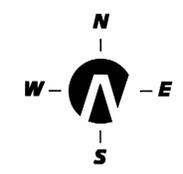
S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
NOT TO SCALE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
10/31/2025	UT24150			NORTHERN ENGINEERING ATT: KYLE SPENCER 801-802-8992 KSPENCER@NEIUTAH.COM	PKJ DESIGN GROUP		PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 10/31/2025
NO. REVISION 1 CITY REVISIONS 2 CLIENT REVISIONS 3 CITY COMMENTS 4 5 6 7		DATE 02-03-25 02-12-2025 10-31-2025	 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org	VELOCITY CORNER SALES 12276 South Galena Park Blvd. DRAPER, UTAH		PKJ DESIGN GROUP Landscape Architecture & Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com	

IRRIGATION DETAILS
CITY PERMIT SET

IR-503

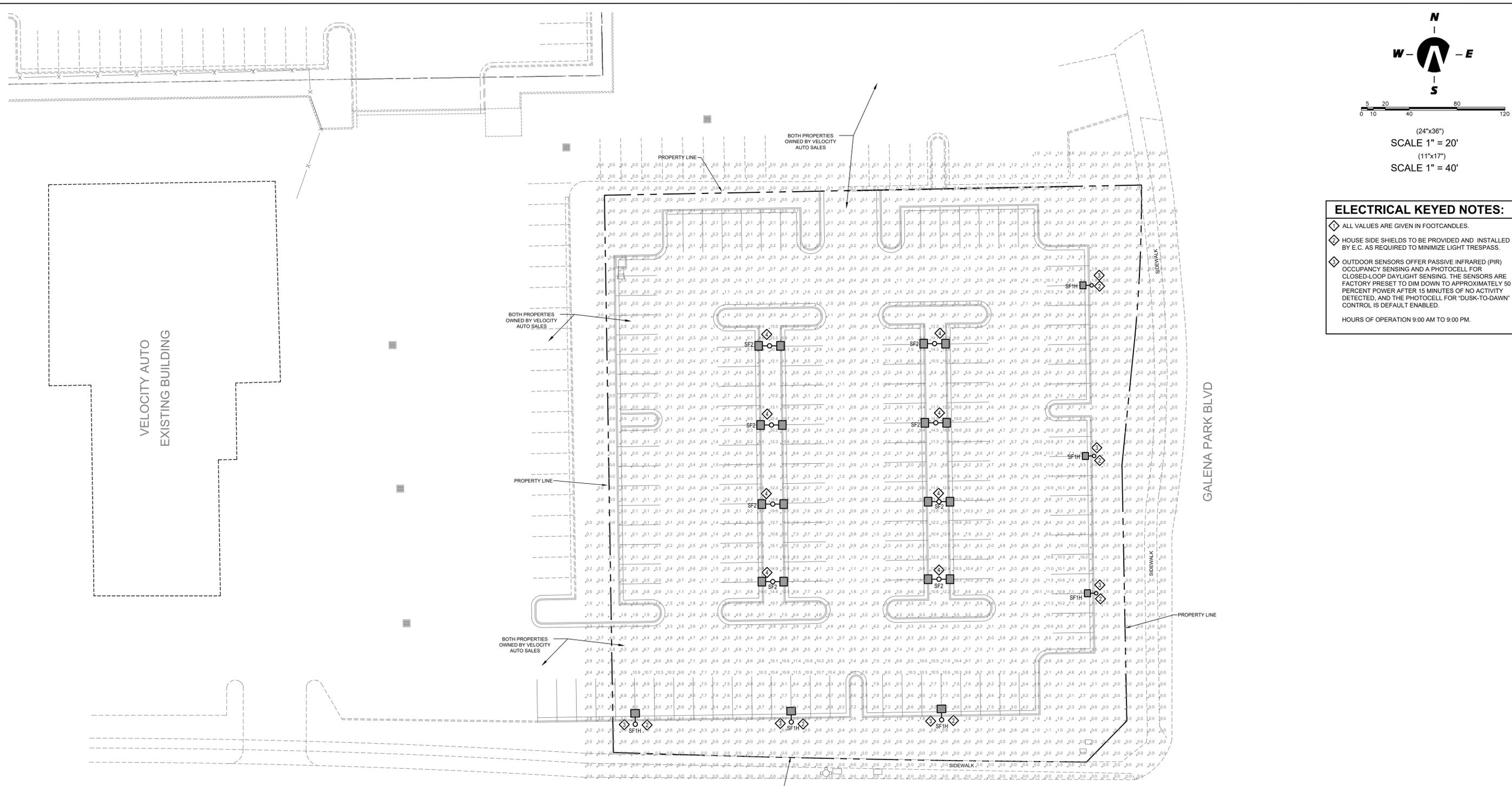
EXHIBIT H
LIGHTING PLANS



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

ELECTRICAL KEYED NOTES:

- ◇ ALL VALUES ARE GIVEN IN FOOTCANDLES.
 - ◇ HOUSE SIDE SHIELDS TO BE PROVIDED AND INSTALLED BY E.C. AS REQUIRED TO MINIMIZE LIGHT TRESPASS.
 - ◇ OUTDOOR SENSORS OFFER PASSIVE INFRARED (PIR) OCCUPANCY SENSING AND A PHOTOCELL FOR CLOSED-LOOP DAYLIGHT SENSING. THE SENSORS ARE FACTORY PRESET TO DIM DOWN TO APPROXIMATELY 50 PERCENT POWER AFTER 15 MINUTES OF NO ACTIVITY DETECTED, AND THE PHOTOCELL FOR "DUSK-TO-DAWN" CONTROL IS DEFAULT ENABLED.
- HOURS OF OPERATION 9:00 AM TO 9:00 PM.



12300 SOUTH

GALENA PARK BLVD

VELOCITY AUTO EXISTING BUILDING

SITE LIGHTING FIXTURE SCHEDULE

FIXT #	FIXTURE		VOLTS	PHASE	WATTS	MOUNTING	LAMPS	POLE	CONTROLS
	MANUFACTURER	CATALOG #							
SF1H	LUMARK	PRV-XL-PA4A-740-U-T3-SA-BZ-HSS	MULTI	1	245	POLE	33932 LU 4000K	18' POLE W/30" BASE HOUSE SIDE SHIELD DARK BRONZE FINISH	SPB4 ◇
SF2	LUMARK	2(PRIV-PA1A-740-U-T3)	MULTI	1	108	POLE	5532 LU 4000K	8' POLE DARK BRONZE FINISH	SPB4 ◇

SITE PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"

SITE LIGHTING STATISTICS

CALCULATION ZONE	AVERAGE	MAX	MIN	MAX/AVG
NEW PARKING	3.3 fc	23.5 fc	0.1 fc	7.2:1



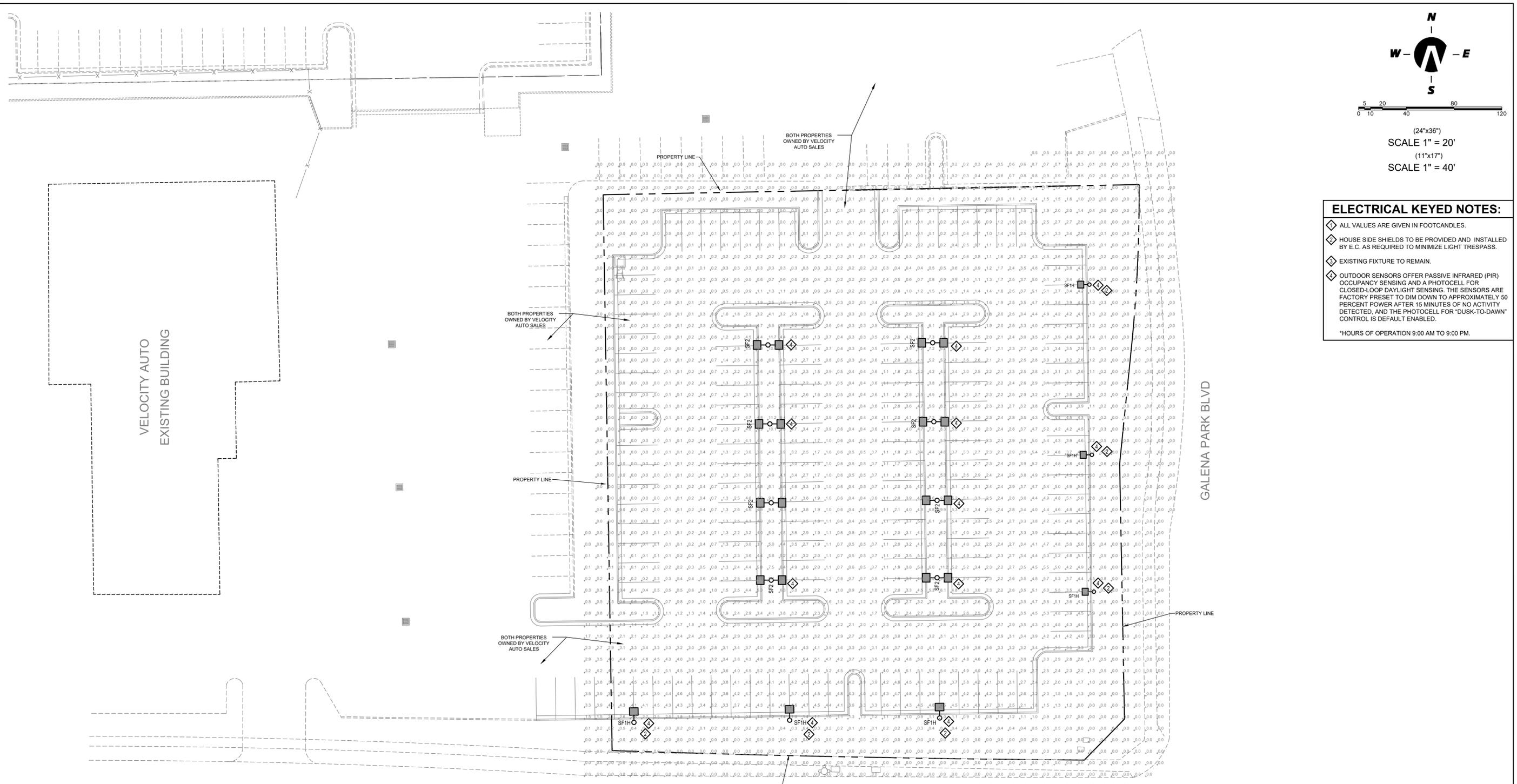
NO.	REVISIONS	BY	DATE	DESIGNED BY:	DATE:	DRAWN BY:	DATE:	CHECKED BY:	DATE:	APPROVED:
5				DMW	10-09-2024	DMW		RB		
4	REVISED CITY COMMENT UPDATE - 10-30-2025									
3	REVISED UPDATE - 05-06-2025									
2	8-FOOT POLE UPDATE - 01-21-2025									
1	CITY COMMENTS V1									

ROYAL ENGINEERING
ELECTRICAL - MECHANICAL
1837 S. EAST BAY BLVD.
PROVO, UTAH 84606
PHONE: 801.375.2228
FAX: 801.375.2676

VELOCITY CORNER SALES
12276 South Galena Park Blvd.

SITE LIGHTING PHOTOMETRIC PLAN
DRAPER, UTAH

JOB NO.
J24240.00
SHEET NO.
E101




 (24"x36")
 SCALE 1" = 20'
 (11"x17")
 SCALE 1" = 40'

- ELECTRICAL KEYED NOTES:**
- ◇ ALL VALUES ARE GIVEN IN FOOTCANDELS.
 - ◇ HOUSE SIDE SHIELDS TO BE PROVIDED AND INSTALLED BY E.C. AS REQUIRED TO MINIMIZE LIGHT TRESPASS.
 - ◇ EXISTING FIXTURE TO REMAIN.
 - ◇ OUTDOOR SENSORS OFFER PASSIVE INFRARED (PIR) OCCUPANCY SENSING AND A PHOTOCELL FOR CLOSED-LOOP DAYLIGHT SENSING. THE SENSORS ARE FACTORY PRESET TO DIM DOWN TO APPROXIMATELY 50 PERCENT POWER AFTER 15 MINUTES OF NO ACTIVITY DETECTED, AND THE PHOTOCELL FOR "DUSK-TO-DAWN" CONTROL IS DEFAULT ENABLED.
- *HOURS OF OPERATION 9:00 AM TO 9:00 PM.

12300 SOUTH

SITE LIGHTING FIXTURE SCHEDULE									
FIXT #	MANUFACTURER	CATALOG #	VOLTS	PHASE	WATTS	MOUNTING	LAMPS TYPE	POLE TYPE	CONTROLS
SFH	LUMARK	PRV-XL-PA4A-740-U-T3-SA-BZ-HSS	MULTI	1	245	POLE	33932 LU 4000K	20' POLE W/30" BASE HOUSE SIDE SHIELD DARK BRONZE FINISH	SPB4 ◇
SF3	LUMARK	2(PRIV-PA1A-740-U-T3)	MULTI	1	108	POLE	5532 LU 4000K	8' POLE DARK BRONZE FINISH	SPB4 ◇

SITE PHOTOMETRIC PLAN - AFTER HOURS
SCALE: 1" = 20'-0"

SITE LIGHTING STATISTICS					
CALCULATION ZONE	AVERAGE	MAX	MIN	MAX/MIN	AVG/MIN
NEW PARKING	1.9 fc	8.5 fc	0.1 fc	88:1	21:1
PROPERTY LINE	0.1 fc	0.2 fc	0.0 fc	-	-



5		DESIGNED BY:	DMW
4	REVISED CITY COMMENT UPDATE - 10-30-2025	DRAWN BY:	DMW
3	REVISED UPDATE - 05-06-2025	CHECKED BY:	RB
2	8-FOOT POLE UPDATE - 01-21-2025	APPROVED:	
1	CITY COMMENTS V1	DATE:	10-09-2024
NO.	REVISIONS	BY	DATE


ROYAL ENGINEERING
 ELECTRICAL - MECHANICAL
 1837 S. EAST BAY BLVD.
 PROVO, UTAH 84606
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 FAX: 801.375.2676

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VELOCITY CORNER SALES
 12276 South Galena Park Blvd.

SITE LIGHTING PHOTOMETRIC PLAN DRAPER, UTAH	JOB NO. J24240.00 SHEET NO. E102
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