PLANNING COMMISSION AGENDA

Thursday, April 23, 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 February 12, 2026 (Administrative Action)
Approval of Planning Commission Meeting Minutes for February 12, 2026

1.b Action Item: Approve Planning Commission Meeting Minutes for February 26, 2026 (Administrative Action)
Approval of Planning Commission Meeting Minutes for February 26, 2026

1.c Public Hearing: Bassett Furniture Site Plan and Deviations Request (Administrative Item)
On the request of Brandon Wangsgaard of Duston Builders representing, the property owner Ikea Property, Inc., a Site Plan and a Deviation Request for the construction of a new retail building on approximately 1.24 acres located at approximately 51 W. Ikea Way. Known as applications 2025-0208-SP and 2025-0207-VAR. Staff contact: Maryann Pickering, (801) 576-6391 or maryann.pickering@draperutah.gov.

1.d Public Hearing: Jenson Farms Phase 4 Preliminary Subdivision Plat and Park Strip Deviation Requests (Administrative Items)
On the request of Peter Gamvroulas of Ivory Homes, Preliminary Subdivision Plat and Park Strip Deviation Requests for a new single family residential development on approximately 11.74 acres at approximately 11867 S. 700 West. Known as applications 2025-0057-SUB and 2026-0043-VAR. Staff contact: Maryann Pickering, (801) 576-6391 or maryann.pickering@draperutah.gov.

1.e Public Hearing: City Initiated Short-Term Rentals Text Amendment Request (Legislative Item)

On the request of Draper City, approval of text amendments to portions of Titles 6 and 9 of the Draper City Municipal Code (DCMC) in order to require short-term rentals be licensed and permitted and to add associated standards. Known as application 2026-0090-TA. Staff Contact: Todd Taylor, 801-576-6510, todd.taylor@draperutah.gov.

This item is being continued to a date uncertain.

2. Other Business

2.a Annual Planning Commissioner Training by City Staff.

2.b 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 **April 23, 2026**, were posted at Draper City Hall, Draper City website www.draperutah.gov, and the Utah Public Notice website at www.utah.gov/pmn.

CITY OF DRAPER CORPORATE Seal 1978 State of Utah

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: 2026-04-23
Re: Action Item: Approve Planning Commission Meeting Minutes for February 12, 2026 (Administrative Action)

Comments:

ATTACHMENTS:

Draper PC Mtg 021226 - Draft.pdf

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, FEBRUARY 12, 2026, IN THE DRAPER CITY COUNCIL CHAMBERS

PARTICIPATING: Commissioner Member Kendra Shirey
Commission Member Mary Squire
Commission Member Gary Ogden
Alternate Commission Member Christine Green
Alternate Commission Member Laura Fidler

EXCUSED: Andrew Adams, Chair
Lisa Fowler, Vice-Chair
Commission Member Susan Nixon
Jennifer Jastremsky, Community Development Director

STAFF: Todd Draper, Planning Manager
Nick Whittaker, City Planner
Lori Stout, Executive Assistant
Brien Maxfield, City Engineer
Spencer DuShane, Assistant City Attorney
Traci Gundersen, City Attorney

6:30 PM Business Meeting

Planning Manager, Todd Draper, began the meeting and reported that both Chair Andrew Adams and Vice-Chair Lisa Fowler were absent. He directed the Planning Commission to nominate and vote on a Chair Pro Tempore for the evening.

Motion: Commissioner Squire moved to NOMINATE Commissioner Gary Ogden to serve as Chair Pro Tempore.

Second: Commissioner Shirey 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				

Chair Pro Tempore Gary Ogden called the meeting to order.

1. Items for Commission Consideration.

A. Action Item: Approve Planning Commission Meeting Minutes for December 11, 2025. (Administrative Action)
Approval of Planning Commission Meeting Minutes for December 11, 2025.

B. Action Item: Approve Planning Commission Meeting Minutes for December 18, 2025.
(Administrative Action)
Approval of Planning Commission Meeting Minutes for December 18, 2025.

Motion: Commissioner Squire moved to APPROVE the December 11, 2025, and December 18, 2025, Planning Commission Meetings, as presented.

Second: Commissioner Fidler 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				

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

City Planner Nick Whittaker presented the staff report and stated that the vicinity, aerial, Land Use, and Zoning Maps were reviewed. The subject property is designated Residential Medium-Density and zoned R3. The applicant requested installation of a six-foot-tall brick fence extending into the front yard area by four feet. The purpose of the fence is to provide privacy for the backyard pool.

The site plan, concept drawings, and photographs were reviewed. The fence will be constructed of black brick and will be a total of 15 feet long. Identified potential impacts include minor visibility impacts for pedestrians utilizing the adjacent sidewalk. Proposed conditions were as follows:

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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.

The applicant, Devan Garcia, reported that he has lived in Draper for 25 years and is the original owner of the home. There is an existing vinyl fence in the backyard, and he would like to upgrade the aesthetics by installing a brick fence and moving it forward to improve access. It will be set back approximately 18 feet from the sidewalk.

Chair Pro Tempore Ogden opened the public hearing. There were no comments. The public hearing was closed.

Motion: Commissioner Shirely moved to 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.**

Second: Commissioner Fidler 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				

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

On 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 at12276 S. Galena Park Blvd. Known as application 2024-0341-SP, Staff Contact: Nick Whittaker, (801) 576-6522, Nick.Whittaker@draperutah.gov.

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Mr. Whittaker presented the staff report and the vicinity, aerial, Land Use, and Zoning Maps were reviewed. The subject property is located at the intersection of 12300 South and is surrounded by Velocity Auto Sales property. Its land use designation is Neighborhood Commercial, and it is zoned Community Commercial ("CC").

Plans and site photographs were reviewed. The proposed site plan is for a parking lot to store Velocity Auto Sales vehicle inventory. Access easements are provided through the property to the north and west. The Landscaping Plan includes street trees and other required perimeter plantings to soften the parking lot's appearance. The photometric plan shows lighting in both the day and evening. Mr. Whittaker reported that the plan complies with all DCMC requirements except the maximum illumination ratio, and recommended that the plan be corrected prior to construction.

The recommended conditions of approval are as follows:

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.

In response to a question from Commissioner Shirey, Mr. Draper confirmed that the correct illumination ratios for a parking lot are 5:1 during business hours and 2.5:1 after hours.

The applicant, Andy Whitelock, stated that they purchased the property two years previously. Their inventory is currently at the rear of the property; they believe that by moving it to the front they will enhance their street presence and beautify the corner.

Chair Pro Tem Ogden opened the public hearing. There were no comments. The public hearing was closed.

Motion: **Commissioner Shirey moved to 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, with a modification to condition 3 regarding lighting that per Table 5 in the staff report, the maximum illumination ratio during business hours will be 5:1, and after hours will be 2.5:1.**

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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.**

Second: **Commissioner Fidler 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				

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

The above item was continued to the February 26, 2026, Planning Commission meeting.

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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.

The above item was continued to a date uncertain.

2. Other Business.

There was no other business.

3. Adjournment.

Motion: Commissioner Squire moved to ADJOURN.

The Chair Pro Tempore adjourned the meeting at 6:50 PM.

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MEMO

To: Planning Commission
From:
Date: 2026-04-23
Re: Action Item: Approve Planning Commission Meeting Minutes for February 26, 2026 (Administrative Action)

Comments:

ATTACHMENTS:

Draper PC Mtg 022626 - Draft.pdf

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, FEBRUARY 26, 2026, IN THE DRAPER CITY COUNCIL CHAMBERS

PARTICIPATING: Andrew Adams, Chair
Lisa Fowler, Vice-Chair
Commissioner Member Kendra Shirey
Commission Member Susan Nixon
Commission Member Mary Squire
Alternate Commission Member Laura Fidler

EXCUSED: Alternate Commission Member Christine Green
Commission Member Gary Ogden

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

6:30 PM Business Meeting

Chair Andrew Adams called the meeting to order at 6:31 PM.

1. Items for Commission Consideration.

A. Public Hearing: The Break Site Plan and Cross Access Deviation Request. (Administrative Action)
On the request of Gary Knapp, representing LM Restaurant Group LC, a Site Plan and Cross Access Deviation located on 1.02 acres of property located at approximately 12240 South 700 East and 12258 South 700 East. Known as Applications 2024-0356-SP & 2025-0271-VAR, Staff Contact: Nick Whittaker, nick.whittaker@draperutah.gov, 801-576-6522.

City Planner Nick Whittaker presented the staff report. The vicinity, aerial, land use, and zoning maps were reviewed. The subject property is designated Neighborhood Commercial and zoned CN.

The site plan specifies two entry points to the property from 700 East. A commercial business is located to the south, an office commercial business to the west, and a residence to the north. The proposed structure will be The Break Bar. Draper City Municipal Code ("DCMC") requires this type of establishment to have between 35 and 42 parking stalls, and the applicant proposed 38. Pedestrian connectivity will be provided to the street and sidewalk, including a concrete crosswalk.

The landscape plan includes 22% total landscaping coverage and 8% parking lot landscaping. An approximately 19-foot buffer was proposed between the subject property and an adjoining residence.

The applicant proposed a six-foot fence, and the recommended Condition of Approval was to increase the fence height to eight feet, as required by DCMC.

Architectural renderings were reviewed. The primary building material will be brick in three different colors. Rooftop mechanical equipment will be screened with cedar planks.

Mr. Whittaker reviewed the recommended Conditions of Approval and reported that two conditions identified changes on the photometric plan that must be corrected prior to issuance of a building permit:

1. Light pole colors were not provided as required. DCMC requires all light poles to be black unless the Planning Commission authorizes another color.

2. Maximum illumination ratios of 9.7:1 during business hours and 11.5 after hours were indicated on the plan. However, DCMC specifies a maximum of 2.5:1 at all times.

The applicant requested a deviation from the cross-access requirement for the property to the south. Per the DCMC, the Planning Commission may grant a deviation if the criteria are met. It was the applicant's position that the deviation should be allowed due to a significant grade change at the south property line, and the property was not previously designed to provide reciprocal cross access.

Based on his review, Mr. Whittaker believed that the request met the following criteria:

- Requiring cross-access would result in the slope of the cross-access drive exceeding 12%.
- The property was not previously designed and required to provide reciprocal cross access to the subject property.

In response to a question from Chair Adams, Mr. Whittaker reported that the applicant did not provide a specific slope percentage, but his review determined that the slope exceeds 12%. Chair Adams stated that new construction on established properties can sometimes place a burden on the property owners to create cross-access in areas that were not designed for it. Mr. Whittaker indicated that the application also met the deviation requirement listed in DCMC Section 9-25-080(E)(2)(d)(1), which addresses that issue.

Commissioner Fowler asked if any City or State laws would prevent an establishment from serving alcohol adjacent to a residence. Mr. Whittaker noted that alcohol licensing is a separate process, and other entities would make that determination. Community Development Director Jennifer Jastremsky reported that the City Council had provided local consent for the bar establishment. Assistant City Attorney Spencer DuShane added that Utah alcohol laws pre-empt most local authorities, but the establishment had completed the City's process.

In response to a question raised by Commissioner Nixon, City Engineer Brien Maxfield reported that the site has two one-way access points. Sites of its size typically have a single access. As 700 East is a Utah Department of Transportation ("UDOT") road, UDOT reviewed and approved the second access point, subject to the condition that the existing center island be extended north past both accesses. Ingress and egress will be one-way, so narrower lanes were allowed.

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Gary Knapp and Mike Culligan were present on behalf of the applicant. In response to a question from Chair Adams, Mr. Knapp reported that the displayed rendering was not current, and no garage doors were planned. In response to a follow-up question, Mr. Whittaker clarified that the rendering was not included in the Staff Report, so it would not be a barrier to approval.

Commissioner Fowler asked if the slope had been measured for the cross-access deviation request. Mr. Culligan reported that the vertical elevation difference between lots is 28 inches, and there is a concrete retaining wall between the properties.

The Conditions of Approval and required modifications to the photometric plan were discussed, and the applicant indicated that they would meet those requirements.

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

Motion: Commissioner Fowler moved to APPROVE the Cross Access Deviation, as requested by Gary Knapp, representing LM Restaurant Group, LC, Application No. 2025-0271-VAR, based on the following Finding for Approval listed in the Staff Report dated February 13, 2026.

Finding for Approval:

1. **The request meets the criteria for a deviation from the requirement to provide cross access as described in Section 9-25-080(E)(2)(d)(1) of the DCMC.**

Second: Commissioner Squire seconded the motion.

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

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

Motion: Commissioner Squire moved to APPROVE the Site Plan, as requested by Gary Knapp, representing LM Restaurant Group, LC, Application No. 2024-0356-SP, based on the Conditions and following Finding for Approval listed in the Staff Report dated February 13, 2026.

Findings for Approval:

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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.**

Second: **Commissioner Shirey 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: Jones Lawnmowing, LLC Home Occupation Conditional Use Permit Request.
(Administrative Item)
On behalf of Naaman Jones, representing Jones Lawnmowing, LLC., a request for approval of a Home Occupation Conditional Use Permit, on approximately 0.34 acres located at 191 E. Browns Loop Way. Known as Application 2025-0273-USE, Staff Contact: Nick Whittaker, (801) 576-6522, Nick.Whittaker@draperutah.gov.

City Planner Nick Whittaker presented the Staff Report. The vicinity, aerial, land use, and zoning maps were reviewed. The subject property is on a corner lot, with an entry on the south side of the dwelling and a garage on the east side. The property is designated Residential Medium Density and zoned RA2.

The applicant provides a lawn-mowing service, and all equipment is stored in the third-car garage. A dumpster is stored on the driveway and screened by a six-foot vinyl fence. Off-street parking is

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provided for two employee vehicles in addition to the applicant's vehicle. A 78-square-foot space in the home is used for the business.

Mr. Whittaker reported that the home's driveway was currently noncompliant. DCMC allows a maximum of 30 feet of sidewalk width, and the recommended Condition of Approval was that it be brought into compliance.

The identified potential impacts were:

- Employees coming to the home and associated traffic
- Business vehicles parked on the street
- Noticeable storing of inventory and supplies in the yard area
- Keeping a dumpster at the property.

Proposed mitigations:

- All requirements of Draper City Engineering, Public Works, Planning, and Fire Divisions are satisfied.
- A Draper City business license must be obtained.
- No customers shall come to the home.
- The business shall be limited to a maximum of two non-resident employees, who must park in designated off-street parking stalls as shown in the Site Plan.
- Storage of all inventory, supplies, and equipment shall be inside the third-car garage.
- Dumpster shall be screened, and its lid closed except when being filled or emptied.
- Dumpster shall be maintained at all times and emptied at least once per week.
- Business operations shall not create any nuisances listed in DCMC Section 9-34-040(G).
- The applicant shall bring their driveway into compliance.

Site photographs were reviewed. In response to a question raised by Commissioner Fowler, Mr. Whittaker reported that driveways are measured at the property line, which in this case was the rear edge of the sidewalk. DCMC does not specify how much it must be cut back from the property line, but there must be a gap between the sidewalk and the cement in the employee parking area. The driveway code and its application were discussed.

Commissioner Nixon stated that the recommended Conditions of Approval did not specify that the trailer must be parked in the third-car garage, and it was parked on the street when she visited the site. Mr. Whittaker indicated that it should be included in Condition 7.

Commissioner Squire remarked that she did not recall a dumpster ever being allowed for a Home Occupation. Mr. Whittaker agreed that it is uncommon. However, by screening the dumpster, the applicant was in compliance with DCMC. The applicant was responsible for mitigating any odor, noise, or other nuisances. Mr. DuShane added that the purpose of a Home Occupation Conditional Use Permit is to determine whether the business would disturb or change the nature of the residential neighborhood, and that the Planning Commission is responsible for reviewing the application and determining whether conditions can be imposed to mitigate any detrimental effects. It was noted that

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in the past, the Planning Commission had determined that things not explicitly forbidden by DCMC would not be appropriate for a Home Occupation.

The applicant, Naaman Jones, stated that the driveway is 29.5 feet wide. The approach was also 29.5 feet wide, but it had been cut back from the sidewalk and was now in compliance. A concrete pad behind the gate is used to park one open and one enclosed trailer. He does not own the trailer that was parked on the street. The trailer used for his business is backed into the garage every evening.

The site plan was reviewed. In response to a question from Chair Adams, Mr. Jones stated that the office space is actually in his laundry room, as all administrative work is performed on a laptop computer. The personal-use trailers are stored in the backyard behind a gate. He will be installing road base and compressed gravel in the space between the sidewalk and parking pad.

The dumpster is emptied four times per week to avoid odors and overfilling. The truck arrives after 9:00 a.m., and it takes approximately five minutes to empty. In response to a question from Commissioner Squire, Mr. Jones reported that lawn clippings and leaves are placed in plastic bags and disposed of in the dumpster. It is filled almost daily. If he did not have a dumpster, he would need between 20 and 30 garbage cans. Commissioner Squire stated that she understands the dumpster is a better option for his business, but questioned its appropriateness for a neighborhood.

Mr. Jones addressed an email comment received and indicated that the complaint concerned issues that arose when the dumpster was replaced. They arrived earlier than expected and brought the wrong-sized container. In response to a question from Chair Adams, he stated that he had not considered moving the dumpster to a commercial area but could speak with a client about the possibility.

In response to a question from Commissioner Nixon, Mr. Jones reported that it is a four-yard dumpster, approximately five feet tall. It is emptied by a regular commercial garbage truck that pulls into the driveway and backs out.

Commissioner Squire asked about employee parking. Mr. Jones stated that the company has eight employees. The two members of his weeding crew park at the home and work from his second truck. He picks up the other employees at a different location. No employees park on the street. His family has adequate parking at the home.

Chair Adams opened the public hearing.

Shalise Benjamin stated that she lives across the street from the subject property. She hears the dumpster being emptied, but is not bothered by it. There are no odors. Mr. Jones is a great neighbor. She supported the application and believed that other neighbors felt the same.

Shawn Benjamin stated that he lives across the street and that the garbage truck sounds like a regular residential truck. The neighbor closest to the dumpster enclosure has a seven-foot brick fence, so it is blocked from view. No one on that side of the street has complained. He is a member of a government affairs committee and understands the importance of code, but he does not believe the City should diminish people's capacity to earn a living.

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

In response to a question from Chair Adams, Mr. Whittaker stated that any neighbors with complaints about the dumpster should contact Code Enforcement. If the issue is not corrected, the Home Occupation Permit could be pulled. Chair Adams stated that the dumpster is not prohibited by DCMC and that the lots in the neighborhood are very large. It would be a bigger issue in other neighborhoods.

Commissioner Squire stated that she understands there is no neighbor to the east and that the neighbor to the south supported the application. However, the emailed comment was not referring to a one-time event. If approved, she was inclined to place time limitations on emptying the dumpster. Mr. Jones stated that the truck normally arrives during regular business hours, typically between 10:00 a.m. and 2:00 p.m.

Commissioner Fidler asked about placing the dumpster in a business parking lot. Mr. Jones stated that he could contact the owner of the Jensen Companies about doing so. Commissioner Fidler shared Commissioner Squire's concerns. Although dumpsters are allowed for residential use in conjunction with the other components of the business, it has become more of a commercial business that is well beyond a typical Home Occupation. Chair Adams agreed that it could be an issue with some current or future neighbors.

In response to a question from Chair Adams, Ms. Jastremsky stated that the Planning Commission could continue the item to the next meeting and ask the applicant to determine whether the dumpster could be placed offsite, or add a Condition of Approval requiring that the dumpster be located offsite. If he could not find a suitable location, he would need to reapply to amend the permit. Mr. Jones asked if an enclosure would be required on a commercial property. Ms. Jastremsky stated that a six-foot-tall masonry-walled enclosure is required on commercial properties.

Commissioner Squire stated that she was uncomfortable with a dumpster being emptied four times per week in a residential area. Her preference was to give the applicant the opportunity to find another location. In response to a question, Mr. Jones stated that the dumpster is filled every night, but he may be able to reduce pickups to three times per week.

Mr. Jones reported that his business license could not be renewed until the Home Occupation was approved, so his preference would be to move forward with the permit, subject to the condition that the dumpster be removed.

Planning Manager Todd Draper stated that the eight total nonresident employees and the two nonresident employees who will park on-site should be specified in the motion.

Motion: Commissioner Squire moved to APPROVE the Home Occupation Conditional Use Permit, as requested by Naaman Jones, Application 2025-0273-USE, based on the Findings for Approval and subject to the Conditions listed in the Staff Report dated February 16, 2026, and as modified by the following:

1. **That all requirements of the Draper City Engineering, Public Works, Building,**

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Planning and Fire Divisions are satisfied.

2. **That a Draper City business license shall be obtained and maintained by the business owner for as long as the business remains in operation.**

3. **Only one (1) business vehicle shall be allowed as part of the business, and that vehicle must be parked on the property in the location shown on the approved site plan when at the subject property.**

4. **No customers are permitted to come to the home.**

5. **The business shall be limited to a maximum of two (2) non-resident employees. A maximum of two non-resident employees is allowed at the home.**

6. **The employees shall park their vehicles in the designated off-street parking stalls as shown in the site plan.**

7. **Storage of all inventory, supplies, and equipment shall be located inside the third car garage. The trailer shall be stored in the third-car garage.**

8. **The business or business operations shall not create any of the nuisances listed in DCMC Section 9-34-040(G).**

9. **The applicant shall bring their driveway into compliance by reducing the width to no more than 30 feet as described in DCMC 9-10-075(A)(1)**

10. **The dumpster must be moved off-site as of April 1, 2026. No dumpster will be utilized on the property.**

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

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C. Public Hearing: City-Initiated Highland Boundary Adjustment Land Use Map and Zoning Map Amendment Requests.
(Legislative Action)
On the request of Draper City for Zoning and Land Use Map Amendments to remove approximately 0.25 acres of property from the Draper City Zoning and Land Use Maps. The property is located at approximately 16199 South 3300 East and is the subject of a municipal boundary line adjustment with Highland City. Known and applications 2026-0017-MA & 2026-0018-MA. Staff contact: Todd Draper, 801-576-6335, todd.draper@draperutah.gov.

Mr. Draper reported that the amendment would remove the property from the Land Use and Zoning Maps due to a boundary adjustment with the City of Highland. The property was designated Residential Hillside Low Density and zoned A5 Hillside Sensitive Overlay. Although not part of the current application, the boundary adjustment also included annexation of some land into Draper City.

Chair Adams opened the public hearing.

Mary Anne Norling stated that she lives near the subject property and was curious about why Highland purchased the small strip of land. She also had questions about the Suncrest Development Agreement, website map, Hillside Sensitive Overlay, Staff contacts, and public hearing sign locations.

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

Ms. Jastremsky reported that the Alpine Hollow development will be directly north of the subject property, and Highland City was exploring trail options. As the property had been purchased by Highland, the adjustment would bring their city-owned property within city boundaries.

Mr. Draper reported that the Sunset Development Agreement was still codified and included in the Staff Report due to a potential discrepancy in parcel alignment, but Staff did not believe the subject property was within the agreement area. Most of the Suncrest area is in the Hillside Sensitive Overlay, which carries additional restrictions and geotechnical requirements. The sign Ms. Norling referred to had been moved so that it is now completely visible, and the item would be heard by the City Council at its March 3, 2026, meeting.

Motion: Commissioner Fowler moved to forward positive recommendations of APPROVAL to the City Council for the proposed Land Use Map and Zoning Map Amendments, as requested by Draper City, applications 2026-0017-MA and 2026-0018-MA, based on the findings and criteria for approval as listed in the Staff Report dated February 5, 2026.

Findings for Approval:

1. **The proposed amendments are consistent with the goals, objectives, and policies of the City's General Plan.**

2. **The proposed amendments are harmonious with the overall character of existing development in the vicinity of the subject property.**

3. **The proposed amendments will not affect the standards of any applicable overlay zone.**

4. **The proposed amendments will not adversely affect adjacent property.**

5. **There will be adequate facilities and services to serve the subject property within Highland City.**

6. **The proposed Land Use Map amendments comply with DCMC Section 9-2-020(F).**

Second: **Commissioner Shirey 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).

3. Adjournment.

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

The meeting adjourned at 8:09 PM.

DRAFT

MEMO

To: Planning Commission
From: Maryann D. Pickering, AICP
Date: 2026-04-23
Re: Public Hearing: Bassett Furniture Site Plan and Deviations Request (Administrative Item)

Comments:

This application is a request for approval of a Site Plan for approximately 1.24 acres located on the east side of Lone Peak Parkway and South of Ikea Way, at approximately 51 W. Ikea Way. The property is currently zoned CSD-DRC. The applicant is requesting that a Site Plan and Parking Deviation be approved to allow for the development of the currently vacant site as a retail building with a furniture showroom and small storage space.

As part of the CSD-DRC, the proposed building is subject to the specific requirements of that zone, including but not limited to, parking, required landscaping, and landscape buffers. The applicant is requesting a reduction to parking requirements as well as review and approval from the Planning Commission that the proposed site plan is substantially in accordance with the schematic development plan provided in ordinance.

Parking Deviation:
Findings for approval:

1. Adequate parking will be provided;
2. The total number of spaces that would otherwise be required for each individual establishment in the development is overly burdensome for the site specific factors of the application;
3. Estimated trade offs between businesses which are open when others are closed will not overburden the parking provided;
4. There is an adequate availability of approved on street or shared parking for all associated uses;
5. Site or use specific conditions or factors do not provide for compliance with the parking calculation used or parking requirements outlined in Section 9-25-100, Table 9-25-1 of this chapter;
6. Transportation alternatives, including proximity to transit stations, provide adequate transportation to offset any reduction in parking;

7. Any potential for future expansion or addition to the development will have or will provide adequate parking for that expansion or addition; and
8. ADA compliant parking requirements are not proposed for adjustment.

Findings for denial:

1. Adequate parking will not be provided;
2. The total number of spaces that would otherwise be required for each individual establishment in the development is not burdensome for the site specific factors of the application;
3. Estimated trade offs between businesses which are open when others are closed will overburden the parking provided;
4. There is not an adequate availability of approved on street or shared parking for all associated uses;
5. Site or use specific conditions or factors do provide for compliance with the parking calculation used or parking requirements outlined in Section 9-25-100, Table 9-25-1 of this chapter;
6. Transportation alternatives, including proximity to transit stations, do not provide adequate transportation to offset any reduction in parking;
7. Any potential for future expansion or addition to the development will not have or will not provide adequate parking for that expansion or addition; or
8. ADA compliant parking requirements are proposed for adjustment.

Site Plan:

Findings for approval:

1. The proposal represents development of the entire site at one time.
2. With the imposed conditions, and approval of a parking deviation, the site plan conforms to applicable standards set forth in Title 9 of the DCMC, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
3. The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.
4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.
5. The proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of the DCMC, including traffic, storm water drainage, and utilities concerns.

Findings for denial:

1. The site plan does not conform to one or more applicable standards set forth in Title 9 of the DCMC, including but not limited to, building heights, setbacks, access points, parking, landscaping, or building materials.
2. The proposed development plans do not meet the intent, goals, and objectives of

the general plan or the purpose of the zone district in which the site is located.

3. The public facilities and services in the area are not adequate to support the subject development, as required by engineering standards and specifications.
4. The proposed development plans do not comply with all engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of the DCMC, including traffic, storm water drainage, or utility concerns.

ATTACHMENTS:

04-23-2026 PC Report (Bassett).pdf

Development Review Committee
1020 East Pioneer Road
Draper, Utah 84020

STAFF REPORT
April 14, 2026

To: Draper City Planning Commission
Business Date: April 23, 2026

From: Development Review Committee

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

Re: Bassett Furniture – Site Plan and Parking Deviation Requests

Application Nos.:	2025-0208-SP and 2025-0207-VAR
Applicant:	Brandon Wangsgaard of Duston Builders representing, the property owner Ikea Property, Inc.
Project Location:	Approximately 51 W. Ikea Way
Current Zoning:	CSD-DRC (Dahle Retail Center Commercial Special District) Zone
Acreage:	Approximately 1.24 acres (approximately 54,014 sq. ft.)
Request:	Approval of a site plan to construct a retail building, with a deviation from strict compliance for required parking.

BACKGROUND AND SUMMARY

This application is a request for approval of a Site Plan for approximately 1.24 acres located on the east side of Lone Peak Parkway and South of Ikea Way, at approximately 51 W. Ikea Way (Exhibits B and C). The property is currently zoned CSD-DRC. The applicant is requesting that a Site Plan and Parking Deviation be approved to allow for the development of the currently vacant site as a retail building with a furniture showroom and small storage space.

As part of the CSD-DRC, the proposed building is subject to the specific requirements of that zone, including but not limited to, parking, required landscaping, and landscape buffers. The applicant is requesting a reduction to parking requirements as well as review and approval from the Planning Commission that the proposed site plan is substantially in accordance with the schematic development plan provided in ordinance.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Commercial Special District	Exhibit D
Current Zoning	CSD-DRC	Exhibit E
Proposed Use	Retail Building	
Adjacent Zoning		
East	CSD-DRC	
West	CSD-DRC	
North	DC (Destination Commercial)	
South	CSD-DRC	

The Commercial Special District land use designation is characterized as follows:

Commercial Special District

LAND USE DESCRIPTION	
CHARACTERISTICS	• Include a wide range of commercial uses that are destination oriented and draw from a regional customer base • Compatible, master planned mix of day and evening uses consisting of office, light manufacturing, retail, residential, recreation and open space components • Limited traffic access points • Development is intended to consist of well designed, architecturally integrated structures which are appropriately landscaped and buffered from surrounding land uses • Uniform design standards and aesthetics • Access to individual properties should be provided only from frontage roads or major arterials • Common off-street traffic circulation and parking areas
LAND USE MIX	• Large-scale master-planned commercial centers • Big box centers • Corporate headquarters • Multi-story upscale office buildings • Multi-story upscale residential buildings
COMPATIBLE ZONING	• Adopted Commercial Special District zone • Adopted Major Freeway Arterial Frontage Road zone
LOCATION	• Strategically placed along high-traffic corridors with convenient points of traffic access to and from residential areas • Excellent transportation access to major highways • High visibility from the I-15 corridor • Proximity to both Salt Lake and Utah Counties • Provide adequate buffers in the form of setbacks, open space, low impact industrial uses, barriers, etc. adjacent to existing residential areas • Major streets serving these areas should accommodate truck traffic

According to DCMC Section 9-8-020(F)(5) "*the purpose of each CSD zone is to permit a compatible, master planned mix of day and evening uses consisting of office, light manufacturing, retail, residential, recreation and open space components. Although development size and use mix will vary from location to location, each development is intended to consist of well designed, architecturally integrated structures which are appropriately landscaped and buffered from surrounding land uses*."

Site Plan Layout. The applicant is proposing to develop the site with a one-story commercial building with 15,947 square feet (Exhibit F). Access will come from a shared

internal access road with connections to Lone Peak Parkway and Ikea Way. The building is proposed to be located on the northern portion of the lot. Parking is proposed to be located on the east, south and west sides. The CSD-DRC zone requires development to be in substantial compliance with a schematic development plan per DCMC Section 9-18B-030, included in ordinance as Exhibit A in DCMC Section 9-18B-110. The schematic development plan depicts a building envelope located in the center of the property. The proposed site layout shows a larger building envelope, and the proposed building substantially complies.

Table 2	Site Plan Design Requirements		
Standard	**DCMC Requirements**	**Proposal**	**Notes**
Lot/Parcel Size	1.24 acres		
Street Frontage	50 ft	238 ft existing	Complies
Setbacks			
Front	20 ft	20 ft	Complies
Rear	20 ft	20 feet	Complies
Sides	20 ft	20 ft	Complies

Landscaping and Lot Coverage. The schematic development plan in DCMC Section 9-18B-030, included in ordinance as Exhibit A in DCMC Section 9-18B-110, requires a landscape buffer along Ikea Way. Based on the schematic plan and the existing conditions, the required landscape buffer for this site has been in place for some time. Additional landscaping has been provided as part of the development and has been reviewed and found to be in conformance with the required standards. The proposed landscaping plan can be found in Exhibit H.

Table 3	Landscaping Design Requirements		
Standard	**DCMC Requirements**	**Proposal**	**Notes**
Lot Coverage			
Overall Landscaping Coverage	15% per phase	16%	Complies
Parking Lot Landscaping	7%	7%	Complies
Buffer/Berm Landscaping	2 ft of shrubs or berm	Existing	Complies
Water Wise Landscaping	Required	Provided	Complies
Street Trees	From approved tree list	Street trees are existing	Complies

Parking. According to the CSD-DRC zone, required parking for all uses less than 75,000 square feet is 5 spaces per 1,000 square feet of commercial use. Based on the plans provided, 80 total parking stalls are required. The applicant has provided a parking study

(Exhibit I) in support of their request to reduce the number of parking stalls down to 40, a rate equivalent to approximately 2.5 spaces per 1,000 square feet of commercial use. The requested number is equal to the normal parking code requirement of 2.5 spaces per 1,000 square feet of retail space. The zone allows for modifications to the standards to be authorized if justified by a parking study and approved by the Planning Commission in accordance with DCMC Section 9-25-090. A similar parking reduction has been approved for other developments in the area.

Table 4 Parking Lot Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Parking Required			
Retail	80	40	Parking deviation requested
Pedestrian Connections	Public sidewalk to entrance	Provided	Complies
Cross Walks	Different material from parking lot required	Provided	Complies

Parking Modification. Subsection 9-25-090(C) of the DCMC makes provisions for the Planning Commission to authorize a deviation to the strict compliance with the terms of the Code regarding the calculation of the minimum and maximum number of required parking spaces. The applicant has provided a parking study to justify the reduction. Similar reductions have been approved in the area and there has been no negative impact from those past approvals due to the amount of parking in the area. The parking study does provide parking counts for a two-hour window and additional hours to justify the reduction may have been helpful, but the applicant chose to keep the original study for the application. In order to approve a deviation to strict compliance with the parking requirements of the DCMC, the Planning Commission must make findings based on the type of use has outlined in DCMC Section 9-25-090(c)(4):

a. For commercial, retail, office, and mixed use developments, the Planning Commission must find that:
   (1) Adequate parking will be provided;
   (2) The total number of spaces that would otherwise be required for each individual establishment in the development is overly burdensome for the site specific factors of the application;
   (3) Estimated trade offs between businesses which are open when others are closed will not overburden the parking provided;
   (4) There is an adequate availability of approved on street or shared parking for all associated uses;
   (5) Site or use specific conditions or factors do not provide for compliance with

the parking calculation used or parking requirements outlined in Section 9-25-100, Table 9-25-1 of this chapter;

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

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

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

Architecture. The architectural elevations show the proposed construction of a single-story building with a total of 15,947 square feet (Exhibit J). The design and materials of this building are subject to the requirements of the CSD-DRC and meet those requirements.

Table 5 Architectural Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Building Height			
Main Building	45 ft max.	25 ft.	Complies
Materials			
Primary	No restrictions	EIFS, CMU and precast concrete	Complies
Dumpsters	Enclosed and decorative masonry	Enclosed and decorative masonry	Complies

Lighting. The applicant has provided a photometric plan (Exhibit K) that complies with the Section 9-18B-070 of the DCMC (Exhibit J). Proposed light poles are proposed at 20 feet tall, much lower than the maximum allowed in the zone. Minimum lighting will be placed on the building, and will not spill into adjacent residential areas as there are no residential areas nearby.

Table 6 Lighting Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Light Pole Height	35 ft max.	20 ft	
Illumination			
Adjacent Residential	No spillage into residential	No residential nearby	Complies

Criteria For Approval.

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

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

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

REVIEWS

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

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

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

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

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

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

If the Planning Commission decides to approve the site plan application, staff recommends they include the following conditions of approval:

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.

MODEL MOTIONS

Parking Deviation

Sample Motion for Approval – I move that we approve the Parking Deviation, as requested by Brandon Wangsgaard of Duston Builders representing, the property owner Ikea Property, Inc., application 2025-0207-VAR, based on the findings for approval listed in the Staff Report dated April 19, 2026.

Findings for Approval:

1. Adequate parking will be provided;
2. The total number of spaces that would otherwise be required for each individual establishment in the development is overly burdensome for the site specific factors of the application;
3. Estimated trade offs between businesses which are open when others are closed will not overburden the parking provided;
4. There is an adequate availability of approved on street or shared parking for all associated uses;
5. Site or use specific conditions or factors do not provide for compliance with the parking calculation used or parking requirements outlined in Section 9-25-100, Table 9-25-1 of this chapter;

6. Transportation alternatives, including proximity to transit stations, provide adequate transportation to offset any reduction in parking;
7. Any potential for future expansion or addition to the development will have or will provide adequate parking for that expansion or addition; and
8. ADA compliant parking requirements are not proposed for adjustment.

Sample Motion for Modified Approval – I move that we approve the Parking Deviation, as requested by Brandon Wangsgaard of Duston Builders representing, the property owner Ikea Property, Inc., application 2025-0207-VAR, based on the findings for approval listed in the Staff Report dated April 19, 2026, and as modified by the following additional findings:

1. (List any additional findings…)

Sample Motion for Denial – I move that we deny the Parking Deviation, as requested by Brandon Wangsgaard of Duston Builders representing, the property owner Ikea Property, Inc., application 2025-0207-VAR, based on the findings for denial listed in the Staff Report dated April 19, 2026.

Findings for Denial:

1. Adequate parking will not be provided;
2. The total number of spaces that would otherwise be required for each individual establishment in the development is not burdensome for the site specific factors of the application;
3. Estimated trade offs between businesses which are open when others are closed will overburden the parking provided;
4. There is not an adequate availability of approved on street or shared parking for all associated uses;
5. Site or use specific conditions or factors do provide for compliance with the parking calculation used or parking requirements outlined in Section 9-25-100, Table 9-25-1 of this chapter;
6. Transportation alternatives, including proximity to transit stations, do not provide adequate transportation to offset any reduction in parking;
7. Any potential for future expansion or addition to the development will not have or will not provide adequate parking for that expansion or addition; or
8. ADA compliant parking requirements are proposed for adjustment.

Site Plan

Sample Motion for Approval – I move that we approve the Site Plan, as requested by Brandon Wangsgaard of Duston Builders representing, the property owner Ikea Property, Inc., application 2025-0208-SP, based on the findings for approval and subject to the conditions listed in the Staff Report dated April 19, 2026.

Findings for Approval:

1. The proposal represents development of the entire site at one time.
2. With the imposed conditions, and approval of a parking deviation, the site plan conforms to applicable standards set forth in Title 9 of the DCMC, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
3. The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.
4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.
5. The proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of the DCMC, including traffic, storm water drainage, and utilities concerns.

Sample Motion for Modified Approval – I move that we approve the Site Plan, as requested by Brandon Wangsgaard of Duston Builders representing, the property owner Ikea Property, Inc., application 2025-0208-SP, based on the findings for approval and subject to the conditions listed in the Staff Report dated April 19, 2026, and as modified by the following additional findings or conditions:

1. (List any additional findings or conditions…)

Sample Motion for Denial – I move that we deny the Site Plan, as requested by Brandon Wangsgaard of Duston Builders representing, the property owner Ikea Property, Inc., application 2025-0208-SP, based on the findings for denial listed in the Staff Report dated April 19, 2026.

Findings for Denial:

1. The site plan does not conform to one or more applicable standards set forth in Title 9 of the DCMC, including but not limited to, building heights, setbacks, access points, parking, landscaping, or building materials.
2. The proposed development plans do not meet the intent, goals, and objectives of the general plan or the purpose of the zone district in which the site is located.
3. The public facilities and services in the area are not adequate to support the subject development, as required by engineering standards and specifications.
4. The proposed development plans do not comply with all engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of the DCMC, including traffic, storm water drainage, or utility concerns.

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: 2026.04.15 16:18:28-06'00'

Draper City Public Works Department

Todd Draper
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Draper City Planning Division

Don Buckley
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Date: 2026.04.16 10:08:03-06'00'

Draper City Fire Department

Draper City Legal Counsel

Matthew Symes
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DN: C=US, E=matt.symes@draperutah.gov, O=Draper City Corp., CN=Matthew Symes
Date: 2026.04.15 16:57:22-06'00'

Draper City Building Division

EXHIBIT A
DEPARTMENT REVIEWS

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

Planning Division Review.

1. No additional comments.

Building Division Review.

1. No additional comments.

Engineering and Public Works Divisions Review.

1.

Fire Division Review.

1. Fire Department Access is required. An unobstructed minimum road width of twenty-six (26) feet exclusive of the shoulders and a minimum height of thirteen (13) feet six (6) inches shall be required. The road must be designed and maintained to support the imposed loads of emergency apparatus. The surface shall be able to provide all weather driving capabilities. The road shall have an inside turning radius of twenty – eight (28) feet. There shall be a maximum grade of 10%. Grades may be checked prior to building permits being issued.
2. Fire Hydrants are required. Hydrants are required for this project. They shall be protected with bollards if susceptible to vehicle damage. Based on the square footage of this building the code states that it will need 6 hydrants with fire sprinklers that can be reduced to three. The required fire flow for the building is 5250gpm and with a 50% reduction for fire sprinklers the fire flow would then be 2625gpm. One of the hydrants will need to be located to be with 100 feet of the Fire Department Connection.
3. Hydrants and Site Access. All hydrants and a form of acceptable temporary Fire Department Access to the site shall be installed and APPROVED by the Fire Department prior to the issuance of any Building Permits. If at any time during the building phase any of the hydrants or temporary Fire Department Access becomes non-compliant any and all permits could be revoked.
4. Utilities All utilities including Fire hydrants within the required width of fire apparatus access roads shall be installed prior to introducing combustible materials to a site or commencing vertical construction. Any excavation in the required fire department access roadway after combustible materials are on site shall be performed in a manner to maintain access to the site and shall be coordinated with the Fire Marshal. Combustible material shall not be placed in any way that will impede fire apparatus access to any site.
5. Site Access Required During Construction. Prior to and throughout construction a

form of acceptable temporary Fire Department Access to the site shall be installed this includes turn arounds. The required access for fire apparatus access shall have a base material capable of supporting a 75,000lbs vehicle, during most-weather conditions, installed and compacted to 95% relative compaction at a minimum of 26 feet wide. There shall be no parking of construction vehicles, sub-contractor vehicles within the required fire access they shall be parked on the non-hydrant side of the road to allow for emergency vehicles to still access the project. If at any time during the building phase any of the hydrants or temporary Fire Department Access becomes non-compliant any and all permits could be revoked.

6. Access and Fire Protection During Construction All buildings under construction shall meet the requirements of IFC Chapter 33, Fire Safety During Construction and Demolition as well as all of the sections detailed in this document.
7. IFC SECTION 3310 ACCESS FOR FIRE FIGHTING DURING CONSTRUCTION
   3310.1.1 Required access. Approved vehicle access for firefighting shall be, provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections. Either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions, shall provide vehicle access. Vehicle access shall be, maintained until permanent fire apparatus access roads are available.
   - ❖ Until permanent fire apparatus access roads are constructed, fire-fighting vehicle access is the means by which fire fighters gain access to the construction or demolition site and building for fire suppression and rescue operations. Such access is an integral component of the fire prevention program. The site superintendent or other person responsible for construction and demolition operations is responsible for maintaining and policing fire-fighter access routes, as pro-vided in Section 3308. Fire apparatus must be able to get within 100 feet (30 480 mm) of any installed fire department connection supplying water to temporary or permanent fire protection systems. Access roads must support the weight of the heaviest vehicle that might respond. The weight requirements are available from the local fire department. All-weather sur-faces are required because the responding fire department should not waste time moving snow or trying to get out of mud.
8. IFC 3315.1 Completion before Occupancy. In buildings where an automatic sprinkler system is required by this code or the IBC, it shall be unlawful to occupy any portion of a building or structure until the automatic sprinkler system installation has been tested and approved except as provided in section 105.3.4 of the IFC.
9. IFC 3315.2 Operation of Valves. Operation of sprinkler control valves shall be allowed only by properly authorized personnel and shall be accompanied by notification of duly designated parties. Where the sprinkler protection is being regularly turned off and on facilitate connection of newly completed segments, the sprinkler control valves shall be checked at the end of each work period to ascertain that protection is in service.

10. IFC 3316.1 Structures under construction, alteration or demolition shall be provided with not less than one approved portable fire extinguisher in accordance with Section 906 and sized for not less than ordinary hazard as follows:
    a. At each stairway on all floor levels where combustible materials have accumulated.
    b. In every storage and construction shed.
    c. Additional portable fire extinguishers shall be provided where special hazards exist including, but not limited to, the storage and use of flammable and combustible liquids.
11. IFC 3313.1 An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible building materials arrive on the site, on commencement of vertical combustible construction and on installation of a standpipe system in buildings under construction.
12. No combustible construction shall be allowed prior to hydrant installation and testing by water purveyor. All hydrants must be operational prior to any combustible elements being received or delivered on building site.
13. Fire Department Connection Location. The FDC shall be on the North side of the building and shall be located and arranged so that hose lines can be readily and conveniently attached to the inlets without interference from any nearby objects including but not limited to buildings, fences, posts, and landscaping.
14. Fire Sprinklers Required. A deferred submittal for a NFPA 13 fire sprinkler shop drawings are to be sent via email to: fire.permits@draperutah.gov . A complete set of plans, with manufacturer cut sheets, and hydraulic calculations. Plans must be stamped by a NICET level III or better in Auto Sprinkler Layout. (There needs to be a hydrant with-in a 100 feet of the FDC.) FDC is required to have KNOX Locking Caps. ALL FIRE PROTECTION PLANS REQUIRE 3rd PARTY REVIEW PRIOR TO BE SUBMITTED TO THE DRAPER FIRE DEPARTMENT.
15. Fire Alarm Required. A deferred submittal for fire alarm shop drawings are to be sent via email to the following to: fire.permits@draperutah.gov A complete set of plans, with manufacturer cut sheets, and battery calculations. Plans must be stamped by a NICET level III or better in Fire Alarm Systems. ALL FIRE ALARM PLANS REQUIRE 3rd PARTY REVIEW PRIOR TO BE SUBMITTED TO THE DRAPER FIRE DEPARTMENT.
16. Emergency Responder Radio Coverage Required. Emergency responder radio coverage shall be provided in accordance with the IFC 510. Before a Fire Safety Codes Release (Certificate of Occupancy) is issued, compliance with International Fire Code Section 510 is required by means of an Emergency Responder Radio Coverage System (ERRCS) installed, tested, and accepted OR through field testing by a FCC licensed radio contractor to verify that an ERRCS is not warranted. A critical element to compliance with this standard is preliminary testing once the building is dried-in.
17. Knox Boxes Required. Fire Department “Knox Brand” lock box to be mounted to exterior walls, near the main entrance and/or nearest the door serving the exterior

access to the fire sprinkler riser room. (At a height of 5 feet to the top of the box) Lock box purchase can be arranged by the General Contractor.

18. 2A-10BC Fire Extinguishers required. The extinguisher needs to be a serviceable type meaning metal head and metal neck. Extinguishers need to be located in a conspicuous location where they will be readily accessible and immediately available for use. Placed every 75 feet of travel. If in cabinet or not the extinguisher or cabinet needs to be mounted so that the top is not more than five (5) feet above the floor.
19. Visible Addressing Required. New and existing buildings shall have approved address numbers plainly legible and visible from the street fronting the property. These numbers shall contrast with their background.

Geotechnical and Geologic Hazards Review.

1. No additional comments.

EXHIBIT B
VICINITY MAP

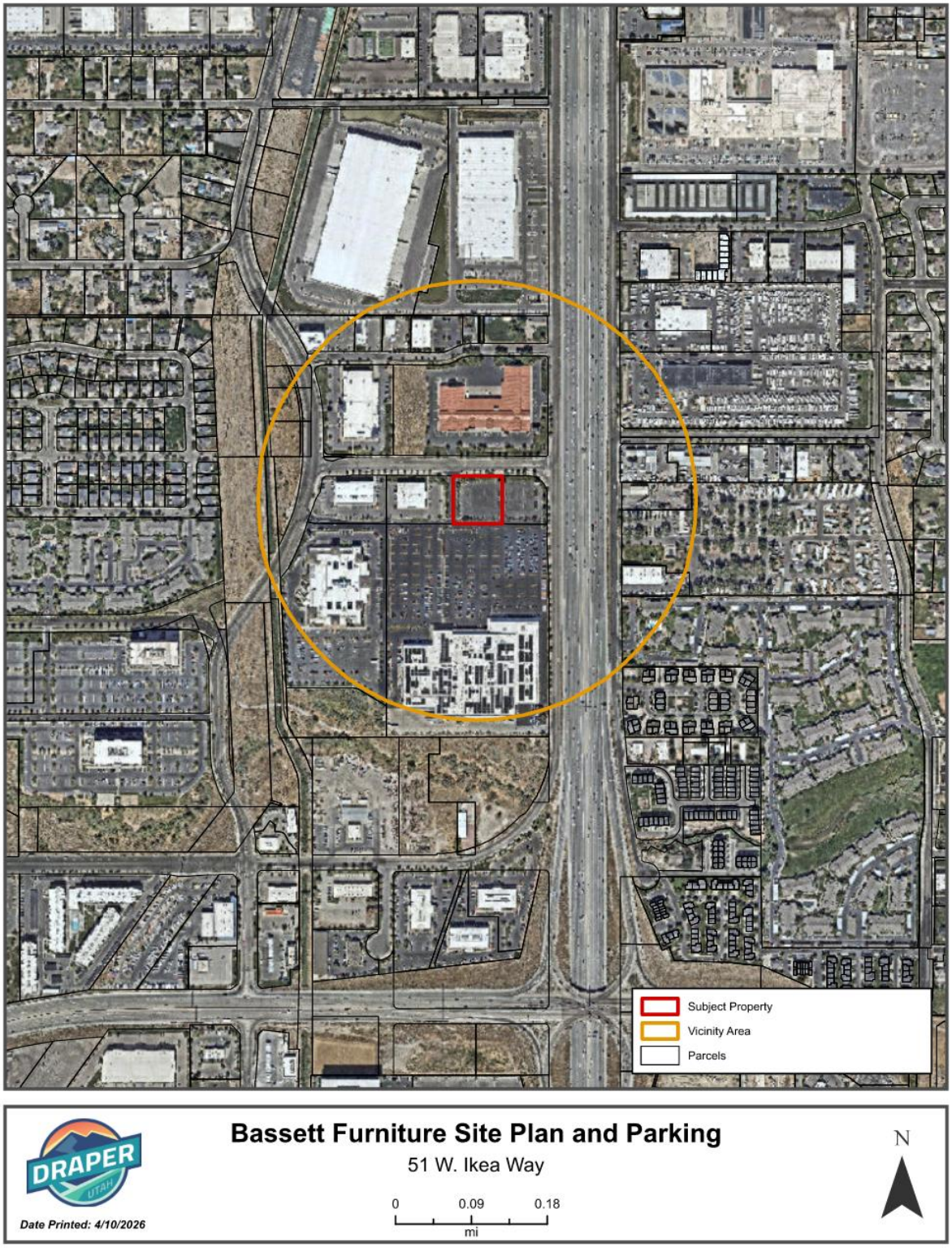


EXHIBIT C
AERIAL MAP



EXHIBIT D
LAND USE MAP

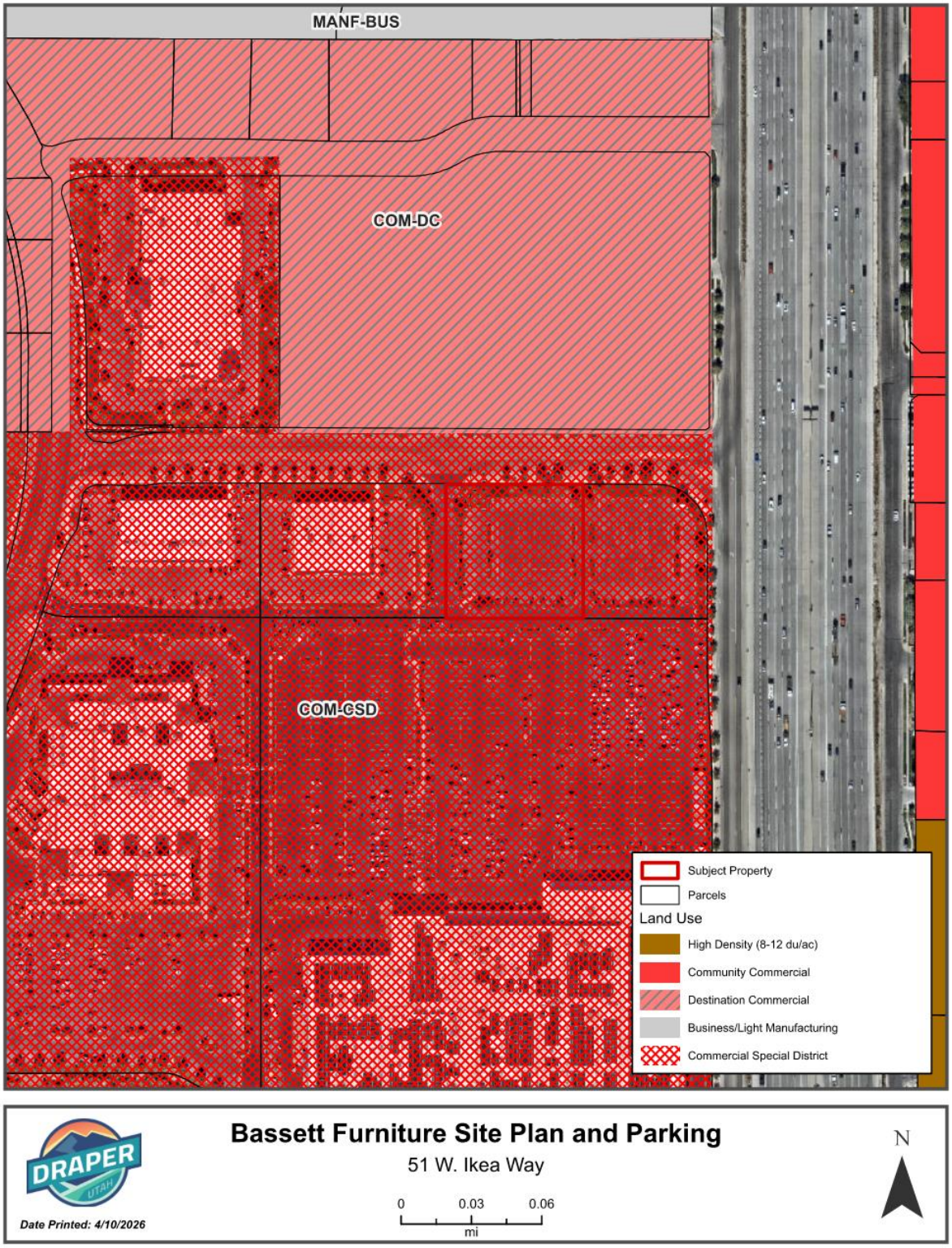


EXHIBIT E
ZONING MAP

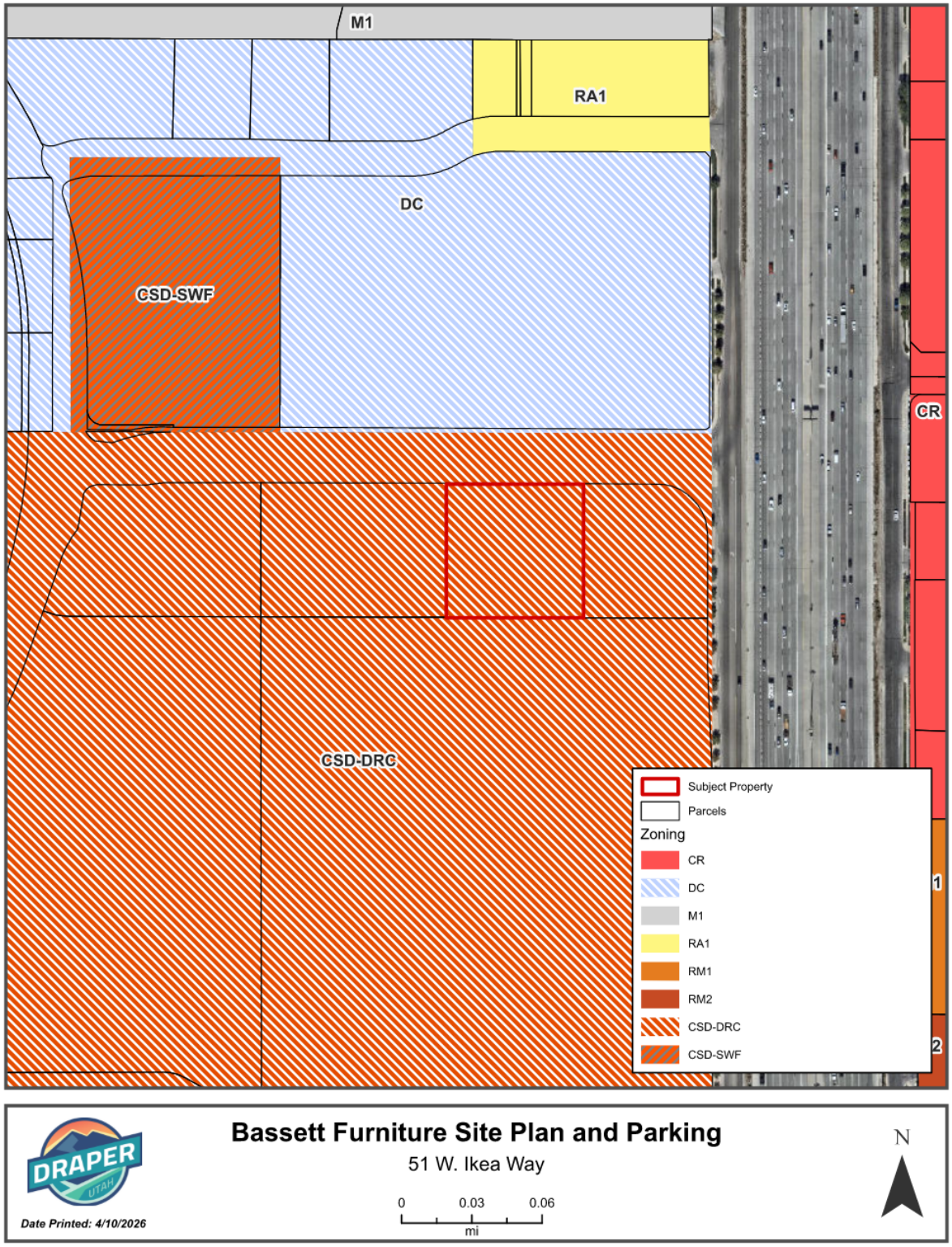
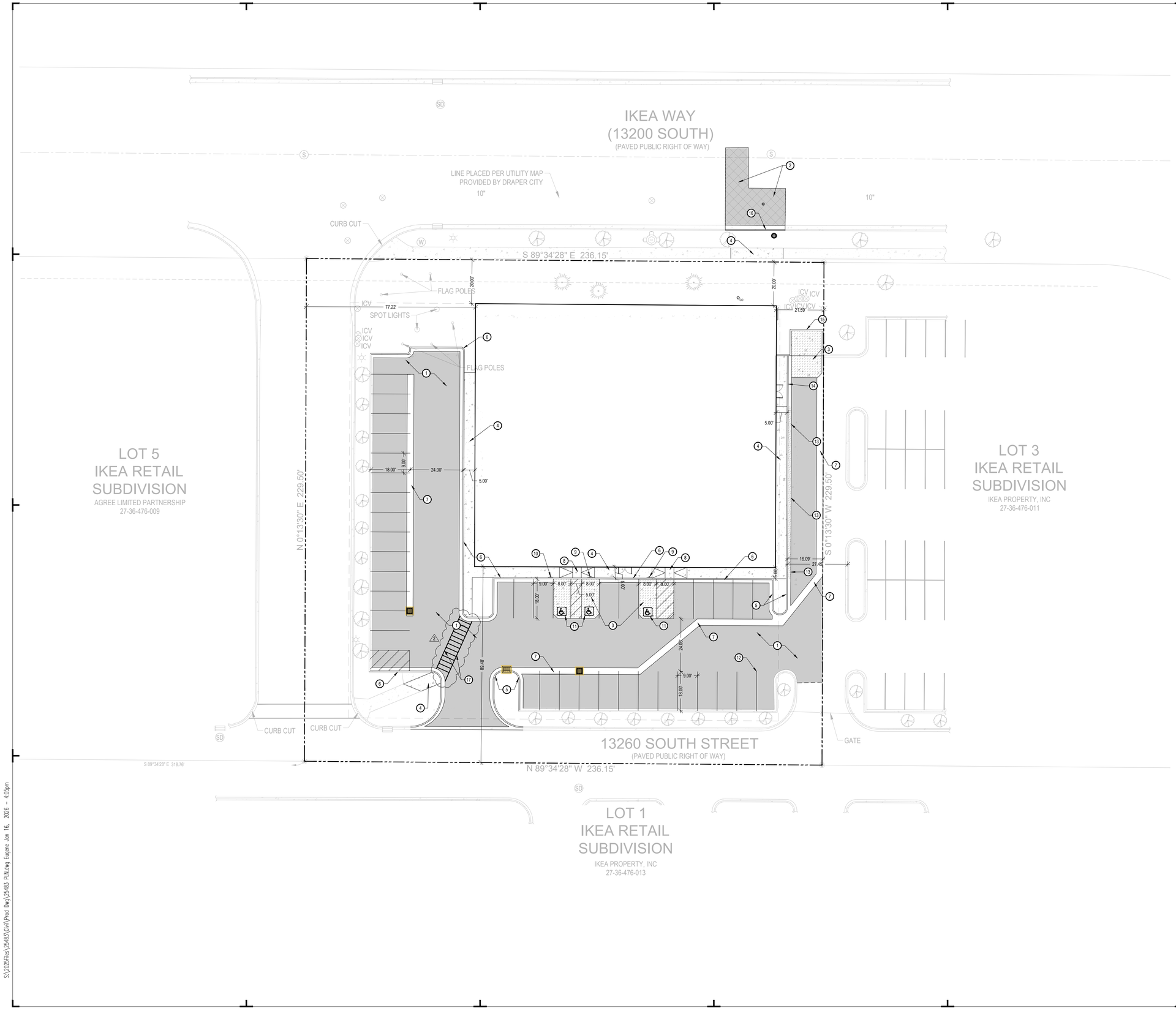


EXHIBIT F
SITE PLAN



NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. HEAVY DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
2. ASPHALT T-PATCH, PER APWA DRAPER CITY STANDARD DETAIL ST-16 AND ST-17, SHEET C5.02.
3. CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET C5.01.
4. CONCRETE SIDEWALK, PER DRAPER CITY STANDARD DETAIL ST-13, SHEET C5.02.
5. 24" CONCRETE CURB AND GUTTER. SEE DETAIL 'D2', SHEET C5.01.
6. 24" CONCRETE RELEASE CURB AND GUTTER. SEE DETAIL 'D3', SHEET C5.01.
7. 36" WIDE CONCRETE WATERWAY. SEE DETAIL 'D4', SHEET C5.01.
8. ADA RAMP WITH DETECTABLE WARNING SURFACE. SEE APWA PLAN NO. 236.3, FOR RAMP DETAIL AND APWA PLAN NO. 238 FOR DETECTABLE WARNING SURFACE DETAIL.
9. ADA PARKING SIGN. SEE DETAIL 'C4', SHEET C5.01.
10. VAN ACCESSIBLE ADA PARKING SIGN. SEE DETAIL 'C4', SHEET C5.01.
11. PAINTED ADA SYMBOL. SEE DETAIL 'C3', SHEET C5.01.
12. 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
13. TRANSITION FROM ZERO REVEAL TO 6" REVEAL CURB AND GUTTER.
14. ZERO REVEAL CURB AND GUTTER
15. DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
16. REPLACE CURB AND GUTTER PER DRAPER CITY STANDARD DETAIL ST-12, SHEET C5.02.
17. 12" WIDE SOLID WHITE CROSSWALK STRIPE LINES. (2)

JORDAN BASIN IMPROVEMENT DISTRICT NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH JORDAN BASIN IMPROVEMENT DISTRICT DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
3. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

Blue Stakes of UTAH811 Bluestakes.org

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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1/16/2026
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

BASSETT FURNITURE

51 WEST IKEA WAY
DRAPER CITY, UT

REVISIONS		
REV	DATE	DESCRIPTION
1	12/12/25	ADDENDUM 1
2	1/16/25	ADDENDUM 2

PROJECT NO:	25483
DRAWN BY:	GBL
CHECKED BY:	TJD
DATE:	9/25/25

CIVIL
SITE PLAN

C1.01

S:\2025Files\25483\Civil\Prod Dwg\25483 P1N.dwg Eugene Jan 16, 2026 - 4:05pm

EXHIBIT G
CSD-DRC APPROVED SCHEMATIC PLAN

9-18B-110: EXHIBITS:

EXHIBIT A

SITE PLAN

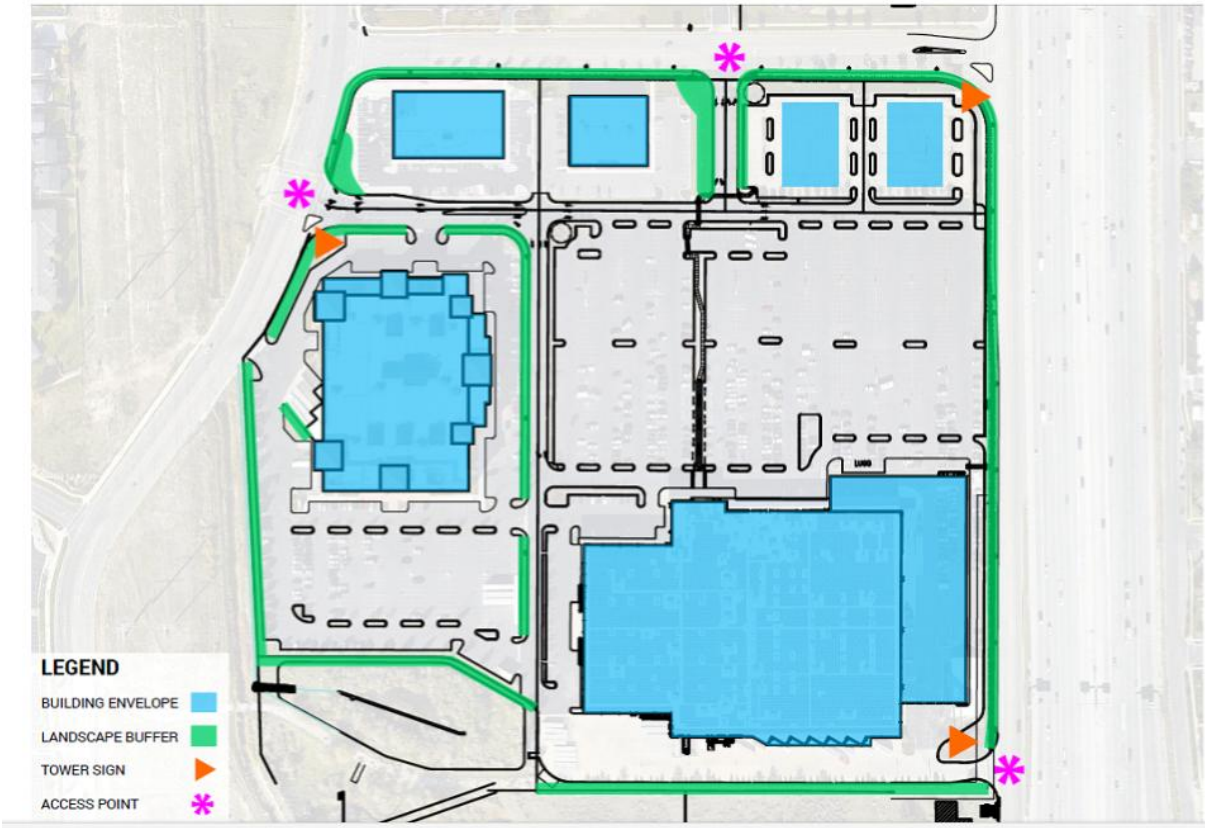


EXHIBIT H
LANDSCAPING

COMMON EARTHWORK NOTES

1. VERIFICATION OF CONDITIONS:
   - A. FORTY-EIGHT (48) HOURS MINIMUM BEFORE PERFORMING ANY WORK ON SITE, CONTACT THE APPROPRIATE UNDERGROUND UTILITY SERVICE AGENCY TO ARRANGE FOR UTILITY LOCATION SERVICES.
   - B. PERFORM MINOR, INVESTIGATIVE EXCAVATIONS TO VERIFY LOCATION OF VARIOUS EXISTING UNDERGROUND FACILITIES AT SUFFICIENT LOCATIONS TO ASSURE THAT NO CONFLICT WITH THE PROPOSED WORK EXISTS AND SUFFICIENT CLEARANCE IS AVAILABLE TO AVOID DAMAGE TO EXISTING FACILITIES.
   - C. PERFORM INVESTIGATIVE EXCAVATING TEN (10) DAYS MINIMUM IN ADVANCE OF PERFORMING ANY EXCAVATION OR UNDERGROUND WORK.
   - D. UPON DISCOVERY OF CONFLICTS OR PROBLEMS WITH EXISTING FACILITIES, NOTIFY ARCHITECT BY PHONE OR FAX WITHIN TWENTY-FOUR (24) HOURS. FOLLOW TELEPHONE OR FAX NOTIFICATION WITH LETTER AND DIAGRAMS INDICATING CONFLICT OR PROBLEM AND SUFFICIENT MEASUREMENTS AND DETAILS TO EVALUATE PROBLEM.

2. PROTECTION:
   - A. SPILLAGE:
     1. AVOID SPILLAGE BY COVERING AND SECURING LOADS WHEN HAULING ON OR ADJACENT TO PUBLIC STREETS OR HIGHWAYS.
     2. REMOVE SPILLAGE AND SWEEP, WASH, OR OTHERWISE CLEAN PROJECT, STREETS, AND HIGHWAYS.
   - B. DUST CONTROL:
     1. TAKE PRECAUTIONS NECESSARY TO PREVENT DUST NUISANCE, BOTH ON-SITE AND ADJACENT TO PUBLIC AND PRIVATE PROPERTIES.
     2. CORRECT OR REPAIR DAMAGE CAUSED BY DUST.
   - C. EXISTING PLANTS AND FEATURES:
     1. DO NOT DAMAGE TOPS, TRUNKS, AND ROOTS OF EXISTING TREES AND SHRUBS ON SITE THAT ARE INTENDED TO REMAIN.
     2. DO NOT USE HEAVY EQUIPMENT WITHIN BRANCH SPREAD.
     3. INTERFERING BRANCHES MAY BE REMOVED ONLY WITH PERMISSION OF ARCHITECT.
     4. DO NOT DAMAGE OTHER PLANTS AND FEATURES THAT ARE TO REMAIN.
     5. PROTECT UTILITIES AND SITE ELEMENTS FROM DAMAGE.
     6. LIMIT USE OF HEAVY EQUIPMENT TO AREAS NO CLOSER THAN 6 FEET (1.80 METER) FROM BUILDING OR OTHER PERMANENT STRUCTURES.

3. REPAIR / RESTORATION:
   - A. ADJUST EXISTING COVERS, BOXES, AND VAULTS TO GRADE.
   - B. REPLACE BROKEN OR DAMAGED COVERS, BOXES, AND VAULTS.
   - C. INDEPENDENTLY CONFIRM SIZE, LOCATION, AND NUMBER OF COVERS, BOXES, AND VAULTS THAT REQUIRE ADJUSTMENT.

4. NON-CONFORMING WORK:
   - A. IF SPECIFIED PROTECTION PRECAUTIONS ARE NOT TAKEN OR CORRECTIONS AND REPAIRS NOT MADE PROMPTLY, OWNER MAY TAKE SUCH STEPS AS MAY BE DEEMED NECESSARY AND DEDUCT COSTS OF SUCH FROM MONIES DUE TO CONTRACTOR. SUCH ACTION OR LACK OF ACTION ON OWNER'S PART DOES NOT RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR PROPER PROTECTION OF THE WORK.

TOPSOIL & GRADING NOTES

1. IMPORT AND INSTALL TOPSOIL AS NEEDED TO FILL ALL PLANTING AREAS. SUBMIT TEST BY LICENSED LABORATORY TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. TOPSOIL USED IN LANDSCAPED AREAS SHALL BE WEED FREE, FERTILE, LOOSE, FRIABLE SOIL MEETING THE FOLLOWING CRITERIA:
   1) CHEMICAL CHARACTERISTICS:
      - a) SOLUBLE SALTS: LESS THAN 3.0 MMHOS/CM.
      - b) PH 5.5 TO 8.0.
      - c) SODIUM ABSORPTION RATIO (SAR): LESS THAN 6.0.
      - d) ORGANIC MATTER: GREATER THAN ONE PERCENT.
   2) PHYSICAL CHARACTERISTICS:
      - a) GRADATION AS DEFINED BY USDA TRIANGLE OF PHYSICAL CHARACTERISTICS AS MEASURED BY HYDROMETER.
        - (1) SAND: 15 TO 60 PERCENT.
        - (2) SILT: 10 TO 60 PERCENT.
        - (3) CLAY: 5 TO 30 PERCENT.
      - b) CLEAN AND FREE FROM TOXIC MINERALS AND CHEMICALS, NOXIOUS WEEDS, ROCKS LARGER THAN OR EQUAL TO 1-1/2 INCH (38 MM) IN ANY DIMENSION, AND OTHER OBJECTIONABLE MATERIALS.
      - c) SOIL:
        - (1) SOIL SHALL NOT CONTAIN MORE THAN FIVE (5) PERCENT BY VOLUME OF ROCKS MEASURING OVER 1/4 INCH (6 MM) IN LARGEST SIZE.
        - (2) SOIL SHALL BE TOPSOIL IN NATURE.
        - (3) SOIL RESEMBLING ROAD BASE OR OTHER LIKE MATERIALS ARE NOT ACCEPTABLE.
2. INSTALL A MINIMUM DEPTH OF 5 INCHES TOPSOIL IN LAWN AND GROUND COVER PLANTING AREAS. NO TOPSOIL REQUIRED IN TREE AND SHRUB PLANTING AREAS OR NATIVE GRASS, SHRUB, OR TREE AREAS AS LONG AS WHAT IS IN PLACE IS NOT EXCESSIVELY ROCKY OR OTHERWISE UNFAVORABLE TO HEALTHY PLANT GROWTH. IF IT IS UNFAVORABLE, INSTALL A MINIMUM DEPTH OF 12 INCHES. PROVIDE NO LESS THAN QUANTITY REQUIRED TO ACHIEVE TOLERANCES OUTLINED IN PLANTING NOTE 5. INSTALLER OF THIS SECTION IS RESPONSIBLE FOR PROVIDING SUFFICIENT TOPSOIL MATERIAL.
3. FINISH TOPSOIL GRADE OF PLANTING AREAS BEFORE PLANTING AND AFTER ADDITION OF SOIL ADDITIVES SHALL BE SPECIFIED DISTANCES BELOW TOP OF ADJACENT PAVEMENT OF ANY KIND:
   - a) GROUND COVER AREAS: 2 INCHES BELOW.
   - b) SEEDED AREAS: ONE INCH BELOW.
   - c) SODDED AREAS: 2 INCHES BELOW.
   - d) TREE AND SHRUB AREAS (NOT INDIVIDUAL TREES): 4 INCHES BELOW.
4. RAKE THE FINISH GRADE OF THE TOPSOIL WITHIN THE PLANTING AREAS TO REMOVE CLODS, ROCKS, WEEDS, ROOTS, DEBRIS OR OTHER MATERIAL 1-1/2" OR MORE IN ANY DIMENSION. GRADE AND SHAPE LANDSCAPE AREA TO BRING SURFACE TO TRUE UNIFORM PLANES FREE FROM IRREGULARITIES AND TO PROVIDE PROPER SLOPE FOR DRAINAGE.

IRRIGATION NOTES

1. FURNISH AND INSTALL LANDSCAPE IRRIGATION SYSTEM AS DESCRIBED IN CONTRACT DOCUMENTS COMPLETE WITH ACCESSORIES NECESSARY FOR PROPER FUNCTION.

2. FIELD TESTS AND INSPECTIONS:
   - A. IRRIGATION SYSTEM:
     1. SYSTEM PRESSURE TEST:
        - a) NOTIFY LANDSCAPE ARCHITECT TWO (2) WORKING DAYS MINIMUM BEFORE CONDUCTING TEST.
        - b) IN PRESENCE OF LANDSCAPE ARCHITECT, PRESSURE TEST MAIN LINE WITH ALL VALVES INSTALLED.
        - c) TEST PRESSURE AT 100 PSI (690 KPA) MINIMUM FOR TWO (2) HOURS MINIMUM.
        - d) VERIFY THERE ARE NO LEAKS.
        - e) RECEIVE LANDSCAPE ARCHITECT APPROVAL TO PROCEED PRIOR TO BACKFILLING.
     2. TEST REPORT:
        - a) FOLLOWING PRESSURE TEST, CREATE PRESSURE TEST REPORT. DOCUMENT PRESSURE TEST RESULTS THROUGH PROVIDING PHOTOS, LISTING PROCESSES USED, ISSUES ENCOUNTERED, AND MEASURES TAKEN TO CORRECT PROBLEMS.
   - B. SUBSTANTIAL COMPLETION WALKTHROUGH:
     1. LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE(S) WILL INSPECT SITE AND CREATE LIST OF NON-CONFORMING ITEMS TO BE RESOLVED PRIOR TO LANDSCAPE FINAL ACCEPTANCE. DATE ON THIS LIST WILL ACT AS DATE OF LANDSCAPE SUBSTANTIAL COMPLETION.
     2. INSTALLATIONS COMPLETED AFTER WATER SOURCE HAS BEEN TURNED OFF FOR SEASON, AS DETERMINED BY LANDSCAPE ARCHITECT, WILL BE INSPECTED FOLLOWING SPRING AFTER SYSTEM CAN BE CHECKED FOR PROPER OPERATION.
   - C. IRRIGATION APPROVAL:
     1. IRRIGATION WILL BE APPROVED WHEN ALL NON-CONFORMING WORK IS BROUGHT INTO CONFORMANCE.
     2. CORRECT ANY WORK FOUND DEFECTIVE OR NOT COMPLYING WITH CONTRACT DOCUMENT REQUIREMENTS AT NO ADDITIONAL COST TO OWNER.

3. WINTERIZATION AND SPRING START-UP:
   DURING FIRST YEAR OF OPERATION, INSTALLER SHALL SHUT-DOWN IRRIGATION SYSTEM PRIOR TO FREEZING

   TEMPERATURES AND RE-START IRRIGATION SYSTEM AT

   BEGINNING OF GROWING SEASON:
   - A. WINTER SHUT-DOWN IS INTENDED TO REMOVE ALL POTENTIALLY DAMAGING WATER FROM IRRIGATION SYSTEM. PERFORM FOLLOWING AS WELL AS ANY OTHER EFFORTS NECESSARY TO PROPERLY WINTERIZE SYSTEM:
     1) TURN OFF WATER SOURCE AT POINT OF CONNECTION.
     2) BLOW OUT SYSTEM WITH PRESSURIZED AIR, TURNING ON EACH VALVE UNTIL WATER IS CLEARED OUT OF SYSTEM. RUN THROUGH SYSTEM TWICE. ONLY BLOW OUT COMPONENTS SUITABLE TO RECEIVE PRESSURIZED AIR. HYDROMETERS, FOR INSTANCE, SHOULD NOT BE BLOWN OUT. DO NOT USE EXCESSIVE AIR PRESSURE THAT WILL DAMAGE PIPES AND PARTS.
     3) TURN CONTROLLER OFF OR IF AVAILABLE TURN TO PERTINENT WINTERIZATION.
     4) OPEN ALL MANUAL DRAIN VALVES.
     5) DRAIN, WRAP, PROTECT, OR REMOVE ANY BACKFLOW DEVICE EXPOSED TO FREEZING TEMPERATURES USING MANUFACTURER'S RECOMMENDATIONS AND BEST PRACTICES. COORDINATE METHOD WITH OWNER'S REPRESENTATIVE.
     6) DRAIN AND REMOVE PUMPS FOR OWNER'S REPRESENTATIVE STORAGE.
     7) DRAIN FILTERS USING MANUFACTURER'S RECOMMENDATIONS.
     8) CHECK SPRINKLER HEADS TO MAKE SURE THEY ARE BELOW SIDEWALK AND CURB LEVELS AND NOT VULNERABLE TO SNOWPLOW DAMAGE. LOWER HEADS TO PROPER ELEVATION.
     9) NOTIFY OWNER'S REPRESENTATIVE WHEN SYSTEM HAS BEEN TURNED OFF.
   - B. SPRING START-UP SHALL INCLUDE FOLLOWING:
     1) CLOSE ALL MANUAL VALVES.
     2) CLEAN PUMP FILTERS AND REPLACE IF NECESSARY.
     3) REMOVE FREEZE PROTECTION AS REQUIRED.
     4) TURN ON WATER SOURCE AT POINT OF CONNECTION.
     5) VERIFY THAT CONTROLLER(S) AND RAIN SENSOR ARE PROPERLY OPERATING. CHANGE BATTERY IN CONTROLLER(S) AND SENSOR(S) AS REQUIRED.
     6) FLUSH ENTIRE SYSTEM. RUN EACH VALVE FOR TWO (2) MINUTES TO CHECK FOR DAMAGE, LEAKS, AND COVERAGE.
     7) REPAIR AND ADJUST SYSTEM AS NEEDED. FINE TUNE HEADS FOR EFFICIENT COVERAGE.
     8) NOTIFY OWNER'S REPRESENTATIVE WHEN SYSTEM HAS BEEN CHARGED AND IS IN FULL REPAIR.

4. SUBMIT MANUFACTURER'S CUT SHEETS FOR EACH ELEMENT OF SYSTEM TO THE LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE(S) FOR REVIEW AND APPROVAL PRIOR TO BEGINNING INSTALLATION.

5. CLOSEOUT SUBMITTALS:
   - A. SUBMITTAL FORMAT: DIGITAL FORMAT ONLY.
   - B. OPERATIONS AND MAINTENANCE DATA:
     1) PROVIDE IRRIGATION SYSTEM OPERATION AND MAINTENANCE RECOMMENDATIONS.
     2) PROVIDE IRRIGATION SYSTEM OPERATION AND MAINTENANCE RECOMMENDATIONS FROM MANUFACTURERS.
     3) PROVIDE IRRIGATION SYSTEM WINTERIZATION INSTRUCTIONS.
     4) PROVIDE PLANT ESTABLISHMENT PERIOD WATERING SCHEDULE.
     5) PROVIDE POST PLANT ESTABLISHMENT PERIOD WATERING SCHEDULE.
   - C. IRRIGATION SYSTEM WARRANTY DOCUMENTATION.
   - D. RECORD DOCUMENTATION:
     1) PROVIDE MANUFACTURER'S PRINTED LITERATURE AND CUT SHEETS FOR EACH ELEMENT OF SYSTEM.
     2) TESTING AND INSPECTION REPORTS
     3) IRRIGATION RECORD DRAWINGS. AS INSTALLATION OCCURS, PREPARE ACCURATE RECORD DRAWING TO BE SUBMITTED BEFORE FINAL INSPECTION, INCLUDING:
        - A) DETAIL AND DIMENSION CHANGES MADE DURING CONSTRUCTION. RECORD AT TIME OF INSTALLATION.
        - B) SIGNIFICANT DETAILS AND DIMENSIONS NOT SHOWN IN ORIGINAL CONTRACT DOCUMENTS.
        - C) FIELD DIMENSIONED LOCATIONS OF VALVE BOXES, MANUAL DRAINS, QUICK-COUPLER VALVES, CONTROL WIRE RUNS NOT IN MAINLINE DITCH AND BOTH ENDS OF SLEEVES.
        - D) TAKE DIMENSIONS FROM PERMANENT CONSTRUCTED SURFACES OR EDGES LOCATED AT OR ABOVE FINISH GRADE.
        - E) TAKE AND RECORD DIMENSIONS AT TIME OF INSTALLATION.
     4) PROVIDE PHOTOGRAPHS PRIOR TO BURIAL OF KEY ELEMENTS.
   - E. FINAL PAYMENT FOR SYSTEM WILL NOT BE AUTHORIZED UNTIL CLOSEOUT SUBMITTALS ARE RECEIVED AND ACCEPTED BY ARCHITECT AND LANDSCAPE ARCHITECT..

6. REGULATORY REQUIREMENTS:
   - A. WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH LATEST RULES AND REGULATIONS, AND OTHER APPLICABLE STATE OR LOCAL LAWS.
   - B. NOTHING IN CONTRACT DOCUMENTS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

7. QUALIFICATIONS:
   - A. IRRIGATION SUBCONTRACTOR:
     1. COMPANY SPECIALIZING IN PERFORMING WORK OF THIS SECTION.
     2. MINIMUM FIVE (5) YEARS EXPERIENCE IN IRRIGATION SPRINKLER INSTALLATIONS.
     3. MINIMUM FIVE (5) SATISFACTORILY COMPLETED IRRIGATION SPRINKLER INSTALLATIONS IN PAST THREE (3) YEARS OF PROJECTS SIMILAR IN SIZE, SCOPE, AND COMPLEXITY REQUIRED FOR THIS PROJECT BEFORE BIDDING.
     4. USE TRAINED PERSONNEL FAMILIAR WITH REQUIRED IRRIGATION SPRINKLER PROCEDURES AND WITH CONTRACT DOCUMENTS.
     5. FOREMAN OR SUPERVISOR REQUIRED TO ATTEND SITE MEETINGS.
     - F. UPON REQUEST, SUBMIT DOCUMENTATION.
   - B. IRRIGATION INSTALLER:
     1. PERFORM INSTALLATION UNDER DIRECTION OF FOREMAN OR SUPERVISOR.
     2. MINIMUM THREE (3) YEARS EXPERIENCE IN IRRIGATION SPRINKLER INSTALLATIONS SIMILAR IN SIZE, SCOPE, AND COMPLEXITY.

8. WARRANTY:
   WARRANTY IRRIGATION SYSTEM FOR PERIOD OF ONE (1) YEAR FROM DATE OF SUBSTANTIAL COMPLETION. AS PART OF WARRANTY, INSTALLER SHALL PERFORM FOLLOWING:
   1) FILLING AND REPAIRING DEPRESSIONS AND REPLACING PLANTINGS DUE TO SETTLEMENT OF IRRIGATION SYSTEM TRENCHES.
   2) REPAIRING FAULTY EQUIPMENT, WIRING AND PIPE INSTALLATIONS.
   3) REPAIRING EQUIPMENT AND PIPE NOT PROPERLY WINTERIZED.

9. VERIFICATION OF CONDITIONS:
   - A. PERFORM SOURCE PRESSURE TEST AT STUB-OUT ON MAIN WATER LINE PROVIDED FOR IRRIGATION SYSTEM, OR AT NEAR-BY FIRE HYDRANT.
   - B. NOTIFY ARCHITECT IF PRESSURES OVER 70 PSI (480 KPA) OR UNDER 55 PSI (379 KPA) ARE FOUND TO DETERMINE IF SOME RE-DESIGN OF SYSTEM IS NECESSARY BEFORE BEGINNING WORK ON SYSTEM.

10. PROTECTION:
    - A. REPAIR OR REPLACE WORK DAMAGED DURING COURSE OF WORK AT NO ADDITIONAL COST TO OWNER. IF DAMAGED WORK IS NEW, INSTALLER OF ORIGINAL WORK SHALL PERFORM REPAIR OR REPLACEMENT.
    - B. DO NOT CUT EXISTING TREE ROOTS MEASURING OVER 2 INCHES (50 MM) IN DIAMETER IN ORDER TO INSTALL IRRIGATION LINES.

11. LAYOUT OF IRRIGATION SYSTEM:
    - A. LOCATION OF IRRIGATION EQUIPMENT SHOWN ON CONTRACT DRAWINGS IS APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS IS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE WITHOUT SPRAYING ONTO BUILDINGS, SIDEWALKS, FENCES, ETC.
    - B. DURING LAYOUT, CONSULT WITH ARCHITECT TO VERIFY PROPER PLACEMENT AND MAKE RECOMMENDATIONS, WHERE REVISIONS ARE ADVISABLE.
    - C. MINOR ADJUSTMENTS IN SYSTEM LAYOUT WILL BE PERMITTED TO AVOID EXISTING FIXED OBSTRUCTIONS.
    - D. MAKE CERTAIN CHANGES FROM CONTRACT DOCUMENTS ARE SHOWN ON RECORD DRAWINGS.

12. TRENCHING AND BACKFILLING:
    - A. PULLING OF PIPE IS NOT PERMITTED.
    - B. EXCAVATE TRENCHES TO SPECIFIED DEPTH. REMOVE ROCKS LARGER THAN 1-1/2 INCH (38 MM) IN ANY DIRECTION FROM BOTTOM OF TRENCH. SEPARATE OUT ROCKS LARGER THAN 1-1/2 INCH (38 MM) IN ANY DIRECTION UNCOVERED IN TRENCHING OPERATION FROM EXCAVATED MATERIAL AND REMOVE FROM AREAS TO RECEIVE LANDSCAPING.
    - C. COVER PIPE BOTH TOP AND SIDES WITH 2 INCHES (50 MM) OF ROCK-FREE SOIL OR SAND. REMAINDER OF BACKFILL TO TOPSOIL DEPTH USING NATIVE MATERIAL.
    - D. DO NOT COVER PRESSURE MAIN, IRRIGATION PIPE, OR FITTINGS UNTIL LANDSCAPE ARCHITECT HAS INSPECTED AND APPROVED SYSTEM.

13. SLEEVING:
    - A. SLEEVE WATER LINES AND CONTROL WIRES UNDER WALKS AND PAVING. EXTEND SLEEVES 6 INCHES (150 MM) MINIMUM BEYOND WALK OR PAVEMENT EDGE. COVER SLEEVE ENDS UNTIL PIPES AND WIRES ARE INSTALLED TO KEEP SLEEVE CLEAN AND FREE OF DIRT AND DEBRIS.
    - B. POSITION SLEEVES WITH RESPECT TO BUILDINGS AND OTHER OBSTRUCTIONS SO PIPE CAN BE EASILY REMOVED.
    - C. INSTALL SLEEVES AND CONDUIT BEFORE INSTALLATION OF CAST-IN-PLACE CONCRETE SITE ELEMENTS AND PAVING. COORDINATE WITH APPROPRIATE SUB-CONTRACTOR AS NEEDED FOR TIMELY INSTALLATION.

14. GRADES AND DRAINING:
    IN LOCALITIES WHERE WINTERIZATION IS REQUIRED, GRADE PIPING SO SYSTEM CAN BE COMPLETELY DRAINED OR BLOWN OUT WITH COMPRESSED AIR. IF SYSTEM IS NOT DESIGNED TO BE BLOWN OUT WITH COMPRESSED AIR:
    1. SLOPE PIPE TO DRAIN TO CONTROL VALVE BOX WHERE POSSIBLE.
    2. WHERE THIS IS NOT POSSIBLE, SLOPE PIPE TO MINIMUM NUMBER OF LOW POINTS. AT THESE LOW POINTS, INSTALL:
       - a) 3/4 INCH (19 MM) BRASS BALL VALVE FOR MANUAL DRAIN. DO NOT USE AUTOMATIC DRAIN VALVES.
       - b) INSTALL 2 INCH (50 MM) CLASS 200 PVC PIPE OVER TOP OF DRAIN AND CUT AT FINISH GRADE.
       - c) PROVIDE RUBBER VALVE CAP MARKER.
       - d) PROVIDE ONE CU FT (0.03 CU M) PEA GRAVEL SUMP AT OUTLET OF EACH DRAIN.
    3. SLOPE PIPES UNDER PARKING AREAS OR DRIVEWAYS TO DRAIN OUTSIDE THESE AREAS.
    4. PROVIDE AND INSTALL QUICK-COUPLING VALVE OR VALVES IN LOCATION FOR EASY BLOWOUT OF ENTIRE SYSTEM. INSTALL QUICK COUPLER VALVES WITH 2 LINEAL FEET (0.60 M) MINIMUM OF GALVANIZED PIPE BETWEEN VALVE AND MAIN LINE.

15. INSTALLATION OF PIPE:
    - A. INSTALL PIPE IN MANNER TO PROVIDE FOR EXPANSION AND CONTRACTION AS RECOMMENDED BY MANUFACTURER.
    - B. UNLESS OTHERWISE INDICATED ON CONTRACT DRAWINGS, INSTALL MAIN LINES WITH MINIMUM COVER OF 18 INCHES (450 MM) BASED ON FINISHED GRADE. INSTALL LATERAL LINES, INCLUDING THOSE CONNECTING DRIP TUBING, WITH MINIMUM OF 12 INCHES (300 MM) OF COVER BASED ON FINISH GRADE.
    - C. INSTALL PIPE AND WIRES UNDER DRIVEWAYS OR PARKING AREAS IN SPECIFIED SLEEVES 18 INCHES (450 MM) BELOW FINISH GRADE OR AS SHOWN ON CONTRACT DRAWINGS.
    - D. LOCATE PIPE SO NO SPRINKLER HEAD WILL BE CLOSER THAN 12 INCHES (300 MM) FROM BUILDING FOUNDATION.
    - E. CUT PLASTIC PIPE SQUARE. REMOVE BURRS AT CUT ENDS BEFORE INSTALLATION SO UNOBSTRUCTED FLOW WILL RESULT.
    - F. MAKE SOLVENT WELD JOINTS AS FOLLOWS:
      1. DO NOT MAKE SOLVENT WELD JOINTS IF AMBIENT TEMPERATURE IS BELOW 35 DEG F (2 DEG C).
      2. CLEAN MATING PIPE AND FITTING WITH CLEAN, DRY CLOTH AND APPLY ONE (1) COAT OF PRIMER TO EACH SURFACE.
      3. APPLY UNIFORM COAT OF SOLVENT CEMENT TO OUTSIDE OF PIPE.
      4. APPLY SOLVENT CEMENT TO FITTING IN SIMILAR MANNER.
      5. INSERT PIPE COMPLETELY INTO FITTING.
      6. GIVE PIPE OR FITTING QUARTER TURN TO INSURE EVEN DISTRIBUTION OF SOLVENT AND MAKE SURE PIPE IS INSERTED TO FULL DEPTH OF FITTING SOCKET.
      7. ALLOW JOINTS TO SET AT LEAST TWENTY-FOUR (24) HOURS BEFORE APPLYING PRESSURE TO PVC PIPE.
    - G. TAPE THREADED CONNECTIONS WITH TEFLON TAPE.
    - H. IF PIPE IS LARGER THAN 3 INCHES (75 MM), INSTALL JOINT RESTRAINTS WHEREVER CHANGE OF DIRECTION OCCURS ON PVC MAIN LINES.

16. CONTROL VALVES AND CONTROL VALVE WIRING:
    - A. INSTALL VALVES IN PLASTIC BOXES WITH REINFORCED HEAVY-DUTY PLASTIC COVERS. LOCATE VALVE BOXES WITHIN 12 INCHES (300 MM) TO 24 INCHES (600 MM) OF SIDEWALKS AND SHRUB BED EDGES WITH TOPS AT FINISH GRADE. DO NOT INSTALL MORE THAN ONE (1) VALVE IN SINGLE BOX.
    - B. INSTALL EQUIPMENT FOR EASE OF REMOVAL.
    - C. PLACE 3 INCHES (75 MM) MINIMUM OF PEA GRAVEL BELOW BRICKS SUPPORTING VALVE BOXES TO DRAIN BOX. SET VALVE BOXES OVER VALVE SO ALL PARTS OF VALVE CAN BE REACHED FOR SERVICE. SET COVER OF VALVE BOX EVEN WITH FINISH GRADE. VALVE BOX CAVITY SHALL BE REASONABLY FREE FROM DIRT AND DEBRIS.
    - D. WIRING:
      1. USE WATERPROOF WIRE CONNECTORS CONSISTING OF PROPERLY-SIZED WIRE NUT AND GREASE CAP AT SPLICES AND LOCATE ALL SPLICES WITHIN VALVE BOXES.
         - a) WIRE LENGTH FROM ANY DECODER TO THE CONTROLLER SHALL BE NO MORE THAN 8,500 FT (2 590 M).
         - b) DO NOT LOOP WIRING.
         - c) INSTALL LIGHTNING ARRESTOR(S) AS PER MANUFACTURER'S RECOMMENDATIONS.
         - d) FOLLOW ALL OTHER MANUFACTURER RECOMMENDATIONS WHEN INSTALLING WIRE.
      2. TRADITIONAL WIRING:
         - a) TAPE CONTROL WIRE TO SIDE OF MAIN LINE EVERY 10 FEET (3.050 M). WHERE CONTROL WIRE LEAVES MAIN OR LATERAL LINE, ENCLOSE IT IN GRAY CONDUIT.
         - b) USE WHITE OR GRAY COLOR FOR COMMON WIRE AND OTHER COLORS FOR ALL OTHER WIRE. EACH COMMON WIRE MAY SERVE ONLY ONE (1) CONTROLLER.
         - c) RUN ONE (1) SPARE CONTROL WIRE FROM PANEL CONTINUOUSLY FROM VALVE TO VALVE THROUGHOUT SYSTEM SIMILAR TO COMMON WIRE FOR USE AS REPLACEMENT IF WIRE FAILS:
           1) RUN SPARE WIRE TO EACH BRANCH OF SYSTEM.
           2) SPARE WIRE SHALL BE DIFFERENT COLOR THAN OTHER WIRES. USE OF GREEN WIRE IS NOT ACCEPTABLE.
           3) MARK SPARE CONTROL WIRE VISIBLY WITHIN VALVE BOX AS AN 'UN-CONNECTED WIRE'. EXTEND SPARE CONTROL WIRES 24 INCHES (600 MM) AND LEAVE COILED IN EACH VALVE BOX. MARK SPARE WIRE VISIBLY WITHIN CONTROLLER AS 'UN-CONNECTED WIRE'.
    - E. ARRANGE VALVE STATIONS TO OPERATE IN AN EASY-TO-VIEW PROGRESSIVE SEQUENCE AROUND BUILDING. TAG VALVES WITH WATERPROOF LABELS SHOWING FINAL SEQUENCE STATION ASSIGNMENTS.

17. SPRINKLER HEADS AND ROTOR POP-UPS:
    - A. SET SPRINKLER HEADS AND QUICK-COUPLING VALVES PERPENDICULAR TO FINISH GRADE.
    - B. DO NOT INSTALL SPRINKLERS USING SIDE INLETS. INSTALL USING BASE INLETS ONLY.
    - C. HEADS IMMEDIATELY ADJACENT TO MOW STRIPS, WALKS, OR CURBS SHALL BE

PLANTING NOTES:

1. BEFORE PROCEEDING WITH WORK, CHECK AND VERIFY DIMENSIONS AND QUANTITIES. REPORT VARIATIONS BETWEEN DRAWINGS AND SITE TO LANDSCAPE ARCHITECT BEFORE PROCEEDING.

2. PLANT TOTALS ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. VERIFY AMOUNTS SHOWN ON CONTRACT DOCUMENTS. ALL PLANTING INDICATED ON CONTRACT DOCUMENTS IS REQUIRED UNLESS INDICATED OTHERWISE.

3. LAYOUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS:
   - A. STAKE LOCATIONS AND OUTLINE AREAS.
   - B. SECURE LANDSCAPE ARCHITECT'S APPROVAL BEFORE PLANTING.
   - C. MAKE MINOR ADJUSTMENTS AS MAY BE REQUESTED.

4. MAINTENANCE:
   - A. GENERAL:
     1. BEFORE BEGINNING MAINTENANCE PERIOD, PLANTS SHALL BE IN AT LEAST AS SOUND, HEALTHY, VIGOROUS, AND IN APPROVED CONDITION AS WHEN DELIVERED TO SITE, UNLESS ACCEPTED BY ARCHITECT IN WRITING AT FINAL LANDSCAPE INSPECTION.
     2. MAINTAIN LANDSCAPING FOR THIRTY (30) CONTINUOUS DAYS MINIMUM AFTER SUBSTANTIAL COMPLETION. IF MAINTENANCE PERIOD IS INTERRUPTED BY NON-GROWING SEASON OR IRRIGATION WINTER SHUT-DOWN, BEGIN MAINTENANCE PERIOD AFTER START OF GROWING SEASON AS AGREED WITH ARCHITECT, AND CONTINUE ONE (1) CONTINUOUS MONTH THEREFROM.
     3. REPLACE LANDSCAPING THAT IS DEAD OR APPEARS UNHEALTHY OR NON-VIGOROUS AS DIRECTED BY ARCHITECT BEFORE END OF MAINTENANCE PERIOD. MAKE REPLACEMENTS WITHIN TEN (10) DAYS OF NOTIFICATION. LAWN BEING REPLACED SHALL BE GUARANTEED AND MAINTAINED AN ADDITIONAL THIRTY (30) DAYS FROM DATE OF REPLACEMENT.
   - B. SEEDED LAWN:
     1. SEEDED LAWN AREAS WILL NOT BE ACCEPTED AS COMPLETE AND THIRTY (30) DAY MAINTENANCE PERIOD WILL NOT BEGIN UNTIL UNIFORM STAND OF GRASS AT LEAST 3 INCHES (75 MM) TALL HAS BEEN OBTAINED.
     2. AFTER GRASS IS ESTABLISHED AND 3 INCHES (75 MM) TALL, MOW LAWN AREAS AT LEAST WEEKLY TO A HEIGHT OF 2 INCHES (50 MM). DURING THIS PERIOD, PERFORM WORK NECESSARY TO MAINTAIN A FULL, EVEN STAND OF GRASS.
     3. AT END OF THIRTY (30) DAYS OF MAINTENANCE PERIOD, FERTILIZE LAWNS.
     4. APPLY HERBICIDES AS NECESSARY IN ORDER TO OBTAIN WEED FREE LAWN. APPLY HERBICIDE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS DURING CALM WEATHER WHEN AIR TEMPERATURE IS BETWEEN 50 AND 80 DEG F (10 AND 27 DEG C).
   - C. SODDED LAWN:
     1. MAINTAIN SODDED LAWN AREAS UNTIL LAWN COMPLIES WITH SPECIFIED REQUIREMENTS AND THROUGHOUT MAINTENANCE PERIOD.
     2. WATER SODDED AREAS IN SUFFICIENT QUANTITIES AND AT REQUIRED FREQUENCY TO MAINTAIN SUB-SOIL IMMEDIATELY UNDER SOD CONTINUOUSLY MOIST 3 TO 4 INCHES (75 TO 100 MM) DEEP.
     3. CUT GRASS FIRST TIME WHEN IT REACHES 3 INCHES (75 MM) HIGH. CONTINUE TO MOW AT LEAST ONCE EACH WEEK THROUGHOUT MAINTENANCE PERIOD. REMOVE CLIPPINGS.
     4. APPLY HERBICIDE AS NECESSARY TO MAINTAIN WEED-FREE LAWN. APPLY HERBICIDE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS DURING CALM WEATHER WHEN AIR TEMPERATURE IS BETWEEN 50 AND 80 DEG F (10 AND 27 DEG C).
     5. AT END OF THIRTY (30) DAY MAINTENANCE PERIOD, FERTILIZE LAWNS.
   - D. TREES, SHRUBS, AND PLANTS:
     1. MAINTAIN BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH.
     2. RESTORE PLANTING BASINS.
     3. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITIONS AS REQUIRED.
     4. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
     5. PROVIDE SUPPLEMENTAL WATER BY HAND AS NEEDED IN ADDITION TO WATER FROM SPRINKLING SYSTEM.

5. PROTECTION:
   - A. PROTECT PLANTED AREAS AGAINST TRAFFIC OR OTHER USE IMMEDIATELY AFTER PLANTING IS COMPLETED BY PLACING ADEQUATE WARNING SIGNS AND BARRICADES.
   - B. PROVIDE ADEQUATE PROTECTION OF PLANTED AREAS AGAINST TRESPASSING, EROSION, AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER ARCHITECT HAS ACCEPTED PLANTED AREAS.
   - C. TAKE CARE IN PERFORMING LANDSCAPING WORK TO AVOID CONDITIONS THAT WILL CREATE HAZARDS. POST SIGNS OR BARRIERS AS REQUIRED.
   - D. PROVIDE ADEQUATE MEANS FOR PROTECTION FROM DAMAGE THROUGH EXCESSIVE EROSION, FLOODING, HEAVY RAINS, ETC. REPAIR OR REPLACE DAMAGED AREAS.
   - E. KEEP SITE WELL DRAINED AND LANDSCAPE EXCAVATIONS DRY.

6. WARRANTY:
   1. PROVIDE WRITTEN WARRANTIES AS FOLLOWS:
      - A. WARRANTY WILL EXTEND THIRTY (30) CONTINUOUS DAYS MINIMUM AFTER SUBSTANTIAL COMPLETION. IF A CONTINUOUS FIRST THIRTY (30) DAYS OF THE WARRANTY PERIOD IS INTERRUPTED BY NON-GROWING SEASON OR IRRIGATION WINTER SHUT-DOWN, BEGIN WARRANTY PERIOD AFTER START OF GROWING SEASON AS AGREED ON WITH ARCHITECT. THEREAFTER, CONTINUE WARRANTY PER THE PERIOD DESCRIBED HEREIN.
      - B. WARRANTY SHRUBS, GROUND COVERS, AND VINES TO LIVE AND REMAIN IN STRONG, VIGOROUS, AND HEALTHY CONDITION FOR 90 DAYS MINIMUM FROM DATE OF SUBSTANTIAL COMPLETION.
      - C. WARRANTY TREES TO LIVE AND REMAIN IN STRONG, VIGOROUS, AND HEALTHY CONDITION FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
      - D. WHEN TREES ARE COMPLETELY ACCEPTED AT END OF WARRANTY PERIOD, REMOVE STAKING.

7. DELIVERY, STORAGE, AND HANDLING:
   - A. DELIVERY AND ACCEPTANCE REQUIREMENTS:
     1. DELIVER TREES, SHRUBS, GROUND COVERS, AND PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY.
     2. DO NOT PRUNE BEFORE DELIVERY, EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT.
     3. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE.
     4. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY NATURAL SHAPE.
     5. PROVIDE PROTECTIVE COVERING DURING DELIVERY.
   - B. STORAGE AND HANDLING REQUIREMENTS;
     1. HANDLE BALLED STOCK BY ROOT BALL OR CONTAINER. DO NOT DROP TREES AND SHRUBS DURING DELIVERY.
     2. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET PLANTING MATERIALS IN SHADE AND PROTECT FROM WEATHER AND MECHANICAL DAMAGE.
     3. SET BALLED STOCK ON GROUND AND COVER BALL WITH SOIL, SAW DUST, OR OTHER ACCEPTABLE MATERIAL APPROVED BY LANDSCAPE ARCHITECT.
     4. DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING.
     5. DO NOT STORE PLANT MATERIAL ON PAVEMENT.
     6. WATER ROOT SYSTEMS OF TREES AND SHRUBS STORED ON SITE WITH FINE SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN MOIST CONDITION. DO NOT ALLOW PLANT FOLIAGE TO DRY OUT.

8. PLANT MATERIAL:
   - A. CONFORM TO REQUIREMENTS OF PLANT LIST AND KEY ON CONTRACT DOCUMENTS AND TO ANLA / ANSI Z60.1.
   - B. PLANT NAMES USED IN PLANT LIST CONFORM TO 'STANDARDIZED PLANT NAMES' BY AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE EXCEPT IN CASES NOT COVERED. IN THESE INSTANCES, FOLLOW CUSTOM OF NURSERY TRADE. PLANTS SHALL BEAR TAG SHOWING GENUS, SPECIES, AND VARIETY OF AT LEAST 10 PERCENT OF EACH SPECIES DELIVERED TO SITE.
   - C. QUALITY:
     1. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASE, INSECT PESTS OR THEIR EGGS, NOXIOUS WEEDS, AND HAVE HEALTHY, NORMAL ROOT SYSTEMS. CONTAINER STOCK SHALL BE WELL ESTABLISHED AND FREE OF EXCESSIVE ROOT-BOUND CONDITIONS.
     2. DO NOT PRUNE PLANTS OR TOP TREES PRIOR TO DELIVERY.
     3. PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AS TO SIZE, HEALTH, QUALITY, AND CHARACTER.
     4. BARE ROOT TREES ARE NOT ACCEPTABLE.
     5. PROVIDE PLANT MATERIALS FROM LICENSED NURSERY OR GROWER.
   - D. MEASUREMENTS:
     1. MEASURE HEIGHT AND SPREAD OF SPECIMEN PLANT MATERIALS WITH BRANCHES IN THEIR NORMAL POSITION AS INDICATED ON CONTRACT DOCUMENTS OR PLANT LIST.
     2. MEASUREMENT SHOULD BE AVERAGE OF PLANT, NOT GREATEST DIAMETER. FOR EXAMPLE, PLANT MEASURING 15 INCHES (375 MM) IN WIDEST DIRECTION AND 9 INCHES (225 MM) IN NARROWEST WOULD BE CLASSIFIED AS 12 INCH (300 MM) STOCK.
     3. PLANTS PROPERLY TRIMMED AND TRANSPLANTED SHOULD MEASURE SAME IN EVERY DIRECTION.
     4. MEASURE CALIPER OF TREES 6 INCHES (150 MM) ABOVE SURFACE OF GROUND.
     5. WHERE CALIPER OR OTHER DIMENSIONS OF PLANT MATERIALS ARE OMITTED FROM PLANT LIST, PLANT MATERIALS SHALL BE NORMAL STOCK FOR TYPE LISTED.
     6. PLANT MATERIALS LARGER THAN THOSE SPECIFIED MAY BE SUPPLIED, WITH PRIOR WRITTEN APPROVAL OF LANDSCAPE ARCHITECT, AND:
        - a) IF COMPLYING WITH CONTRACT DOCUMENT REQUIREMENTS IN ALL OTHER RESPECTS.
        - b) IF AT NO ADDITIONAL COST TO OWNER.
        - c) IF SIZES OF ROOTS OR BALLS ARE INCREASED PROPORTIONATELY.
   - E. SHAPE AND FORM:
     1. PLANT MATERIALS SHALL BE SYMMETRICAL OR TYPICAL FOR VARIETY AND SPECIES AND CONFORM TO MEASUREMENTS SPECIFIED IN PLANT LIST.
     2. WELL GROWN MATERIAL WILL GENERALLY HAVE HEIGHT EQUAL TO OR GREATER THAN SPREAD. HOWEVER, SPREAD SHALL NOT BE LESS THAN 2/3'S OF HEIGHT.

9. EXCAVATION:
   - A. IF UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION OF PLANTING HOLES, LANDSCAPE ARCHITECT WILL SELECT ALTERNATE LOCATIONS.
   - B. PLANT EXCAVATION SIZE:
     1. DIAMETER: TWICE DIAMETER OF ROOT BALL OR CONTAINER MINIMUM.
     2. DEPTH: EQUAL TO CONTAINER OR ROOTBALL DEPTH.
   - C. UNLESS EXCAVATED MATERIAL MEETS TOPSOIL REQUIREMENTS AS SPECIFIED IN "TOPSOIL & GRADING NOTES", REMOVE FROM LANDSCAPE AREAS AND DO NOT USE FOR LANDSCAPING PURPOSES.
   - D. ROUGHEN SIDES AND BOTTOMS OF EXCAVATIONS.
   - E. WITH APPROVAL OF LANDSCAPE ARCHITECT, SELECT FIVE (5) TYPICAL PLANTING EXCAVATIONS THROUGHOUT SITE FOR DRAINAGE TESTING.
     1. THAT WATER DRAINS AWAY AT RATE OF 3 INCHES (75 MM) PER HOUR MINIMUM. INFORM LANDSCAPE ARCHITECT IN WRITING OF EXCAVATIONS WHERE WATER DOES NOT DRAIN PROPERLY.
     2. SELECT THREE (3) EXCAVATIONS APPROXIMATELY 5 FEET (1 500 MM) AWAY FROM EACH NON-DRAINING EXCAVATION AND REPEAT TESTS. CONTINUE TESTING PROCESS UNTIL NON-DRAINING AREAS HAVE BEEN IDENTIFIED.
     3. IN EXCAVATIONS LOCATED IN IDENTIFIED NON-DRAINING AREAS, AUGER 6 INCH (150 MM) DIAMETER HOLE 4 FEET (1 200 MM) DEEP IN LOW POINT OF EACH EXCAVATION AND FILL WITH TAMPED PLANTING MIX.
     4. DO NOT PLANT TREES OR SHRUBS IN HOLES THAT DO NOT PROPERLY DRAIN.

10. PLANTING:
    1. REMOVING BINDERS AND CONTAINERS:
       - A. REMOVE TOP ONE / THIRD OF WIRE BASKET AND BURLAP BINDERS.
       - B. REMOVE PLASTIC AND TWINE BINDERS FROM AROUND ROOT BALL AND TREE TRUNK.
       - C. REMOVE PLASTIC CONTAINERS.
       - D. REMOVE WOOD BOXES FROM AROUND ROOT BALL. REMOVE BOX BOTTOMS BEFORE POSITIONING PLANT IN HOLE. AFTER PLANT IS PARTIALLY PLANTED, REMOVE REMAINDER OF BOX WITHOUT INJURING ROOT BALL.
    2. PLANT IMMEDIATELY AFTER REMOVING BINDING MATERIAL AND CONTAINERS:
       - A. PLACE TREE AND SHRUB ROOT BALLS ON UNDISTURBED SOIL.
       - B. AFTER WATERING AND SETTLING, TOP OF TREE ROOT BALLS SHALL BE APPROXIMATELY TWO INCHES (50 MM) HIGHER THAN FINISHED GRADE AND TRUNK FLARE IS VISIBLE.
       - C. SHRUB ROOT BALLS SHALL BE APPROXIMATELY ONE INCH (25 MM) HIGHER THAN FINISHED GRADE.
    3. PROPERLY CUT OFF BROKEN OR FRAYED ROOTS.
    4. CENTER PLANT IN HOLE, REMOVE REMAINING WIRE BASKET AND BURLAP TAKING CARE NOT DO DAMAGE ROOT BALL:
       - A. REPLACE DAMAGED MATERIAL.
       - B. BACKFILL WITH SPECIFIED PLANTING MIX.
       - C. EXCEPT IN HEAVY CLAY SOILS, MAKE RING OF MOUNDED SOIL AROUND HOLE PERIMETER TO FORM WATERING BASIN.
    5. ADD FERTILIZER IN PLANT PIT AS PER 'TOPSOIL TESTING REPORT' AND DURING PROPER SEASON.
    6. FILL LANDSCAPE EXCAVATIONS WITH TAMPED PLANTING MIX AND RECOMMENDED FERTILIZER:
       - A. COMPACT IN 6 INCH (150 MM) LIFTS.
       - B. SETTLE BY WATERING TO ENSURE TOP OF ROOT BALL IS 2 INCHES (50 MM) HIGHER FOR TREES AND ONE INCH (25 MM) HIGHER FOR SHRUBS THAN SURROUNDING SOIL FOLLOWING COMPACTION AND SETTLING.
    7. DO NOT USE MUDDY SOIL FOR BACKFILLING.
    8. MAKE ADJUSTMENTS IN POSITIONS OF PLANTS AS DIRECTED BY LANDSCAPE ARCHITECT.
    9. THOROUGHLY WATER TREES AND SHRUBS IMMEDIATELY AFTER PLANTING.
    10. AT BASE OF EACH TREE, LEAVE 36 INCH (900 MM) DIAMETER CIRCLE FREE OF ANY GRASS.

DRAWING INDEX

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L5.01	LANDSCAPE DETAILS
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L5.03	LANDSCAPE IRRIGATION DETAILS

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01/16/2026
SCOTT A. SCHOONOVER
349757
LICENSED LANDSCAPE ARCHITECT

BASSETT FURNITURE

51 WEST IKEA WAY
DRAPER, UTAH

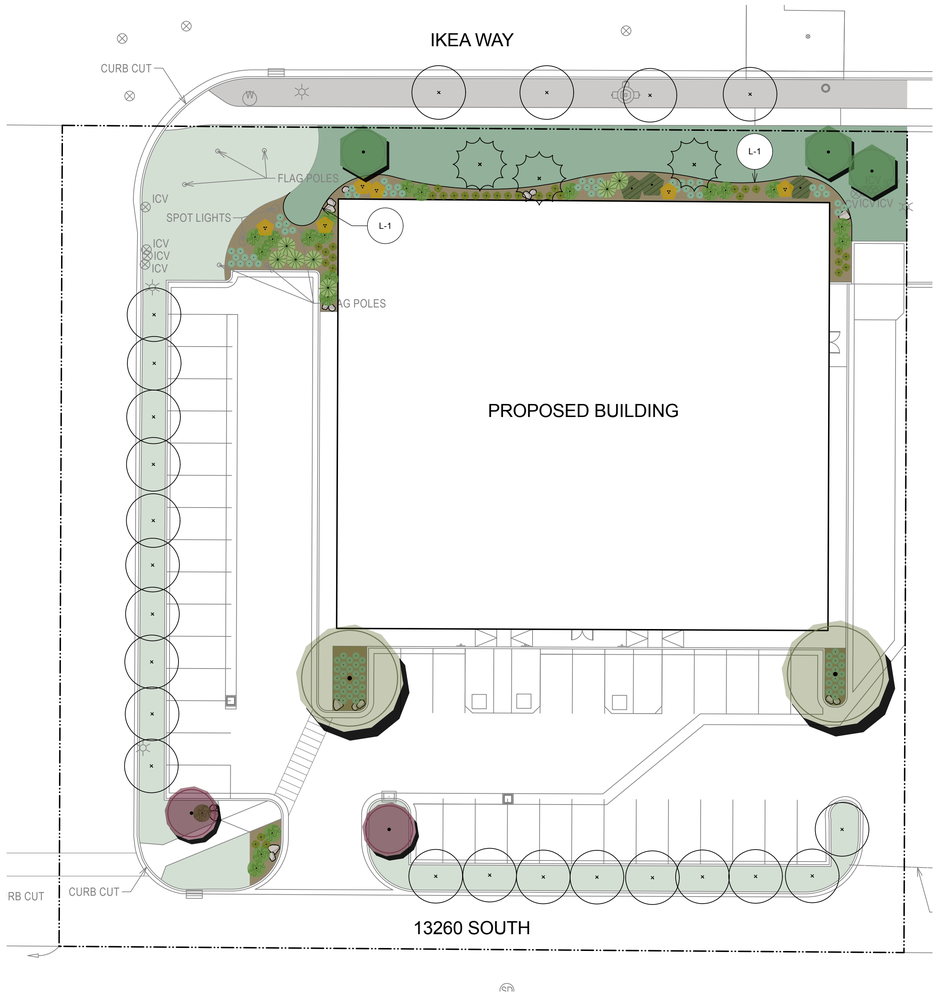
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PROJECT NO: 25483
DRAWN BY: TG
CHECKED BY: SS
DATE: SEPTEMBER 2025
PROPERTY NO:

LANDSCAPE NOTES & SPECIFICATIONS

L0.01



NORTH

0 20 40 60 FT

LANDSCAPE SCHEDULE

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	DETAIL
DECIDUOUS TREES					
	3	SNOWCLOUD SERVICEBERRY	AMELANCHIER LAEVIS 'SNOWCLOUD'	2" CAL	D/L5.01
	2	THUNDERCLOUD FLOWERING PLUM	PRUNUS CERASIDERA 'THUNDERCLOUD'	2" CAL	D/L5.01
	2	FRONTIER ELM	ULMUS 'FRONTIER'	2" CAL.	D/L4.01
	23	EXISTING DECIDUOUS TREE TO REMAIN			
EVERGREEN TREES					
	3	EXISTING EVERGREEN TREE TO REMAIN			
SHRUBS					
	20	KINNIKINNICK	ARCTOSTAPHYLOS UVA URSI 'MASSACHUSETTS'	5 GAL.	B/L5.01
	7	REDTWIG DOGWOOD	CORNUS SERICEA 'BAILEYI'	5 GAL.	B/L5.01
	6	TIGER EYES SUMAC	RHUS TYPHINA 'BAILTIGER'	5 GAL.	B/L5.01
	3	HANCOCK CORALBERRY	SYMPHORICARPOS X CHENAULTII 'HANCOCK'	5 GAL.	B/L5.01
ORNAMENTAL GRASSES					
	32	FOERSTER'S FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	1 GAL.	A/L5.01
	89	SAPPHIRE BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS 'SAPHIRSPRUDEL'	1 GAL.	A/L5.01

SYMBOL	QTY.	DESCRIPTION	INSTRUCTIONS	SIZE	SOURCE	DETAIL
BOULDERS						
	19	"BROWNS CANYON" BOULDERS	BURY 1/3 THE DEPTH OF THE BOULDER INTO FINISH GRADE. DO NOT USE BOULDERS THAT ARE LESS THAN 24" DIAMETER. BOULDER SHALL BE WASHED AND FREE OF DIRT AND OTHER FOREIGN DEBRIS	2'-4' DIAMETER IN ALL DIRECTIONS	BOULDERS FROM BROWN'S CANYON QUARRY. CONTACT ONE SOURCE MATERIALS, ONESOURCEMATERIALS.COM, (385) 447-9374.	F/L5.01
MULCH						
	1,868 S.F.	BARK MULCH TO MATCH EXISTING	INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITTS 4.1 WEED BARRIER FABRIC. BARK MULCH SHALL BE FREE OF DIRT, ROCK AND OTHER FOREIGN DEBRIS.			G/L5.01
EXISTING LANDSCAPE AREAS						
	1,534 S.F.	EXISTING CRUSHED ROCK AND STREET TREES TO REMAIN	RESTORE ALL DAMAGE CAUSED BY WORK COMPLETED UNDER THIS CONTRACT			
	2,956 S.F.	EXISTING LAWN TO REMAIN	RESTORE ALL DAMAGE CAUSED BY WORK COMPLETED UNDER THIS CONTRACT			H/L5.01
	4,212 S.F.	EXISTING PLANTING BED TO REMAIN	RESTORE ALL DAMAGE CAUSED BY WORK COMPLETED UNDER THIS CONTRACT			

ALWAYS PLANT ACCORDING TO CENTER POINT OF THE SYMBOL

DRAPER CITY DATA

ARTICLE G (9-18B-050): DAHLE RETAIL COMMERCIAL SPECIAL DISTRICT DEVELOPMENT STANDARDS

CHAPTER 23: LANDSCAPING AND SCREENING

ZONED AS	DAHLE RETAIL CENTER COMMERCIAL SPECIAL DISTRICT (CSD-DRC)	
TOTAL SITE AREA	54,196 S.F.	
ON-SITE LANDSCAPE AREA	8,768 S.F.	
	REQUIRED	PROVIDED
GENERAL:		
LANDSCAPE AREA	15%	16%
PLANT COVERAGE	50%	69%
FRONTAGE:		
FRONT SETBACK - IKEA WAY	10' MIN.	YES
PERIMETER PLANTING - ADJACENT TO BUILDING ALONG A COLLECTOR STREET:		
DECIDUOUS TREES - 2 PER 100'	(139 / 100) x 2 = 3	3
EVERGREEN TREES - 1 PER 100'	139 / 100 = 1	3
SHRUBS - 12 PER 100'	(139 / 100) x 12 = 17	63
PLANTING BEDS - 75 S.F. PER 100'	(139 / 100) x 75 = 104 S.F.	765 S.F.
INTERIOR PARKING LOT:		
REQUIRED LANDSCAPE AREA	7%	7%
PARKING ISLANDS	MIN. 5' WIDE & 100 S.F.	YES
PLANT COVERAGE IN LANDSCAPE ISLANDS	50%	60%
TREES - 1 PER 300 S.F. OF LANDSCAPE AREA	1,079 S.F. / 300 = 4	4
PARKSTRIPS:		
STREET TREES - 1 PER 40'		YES

REFERENCE NOTES

L-1. 1/4" x 6" METAL EDGING
DETAIL I/L5.01

GENERAL NOTE

1. REFER TO COMMON EARTHWORK, TOPSOIL & GRADING, AND PLANTING NOTES ON SHEET L0.01

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call BEFORE YOU Dig
1-800-662-4111

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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STATE OF UTAH
01/16/2026
SCOTT A. SCHOONOVER
349757
LICENSED LANDSCAPE ARCHITECT

BASSETT FURNITURE
51 WEST IKEA WAY
DRAPER, UTAH

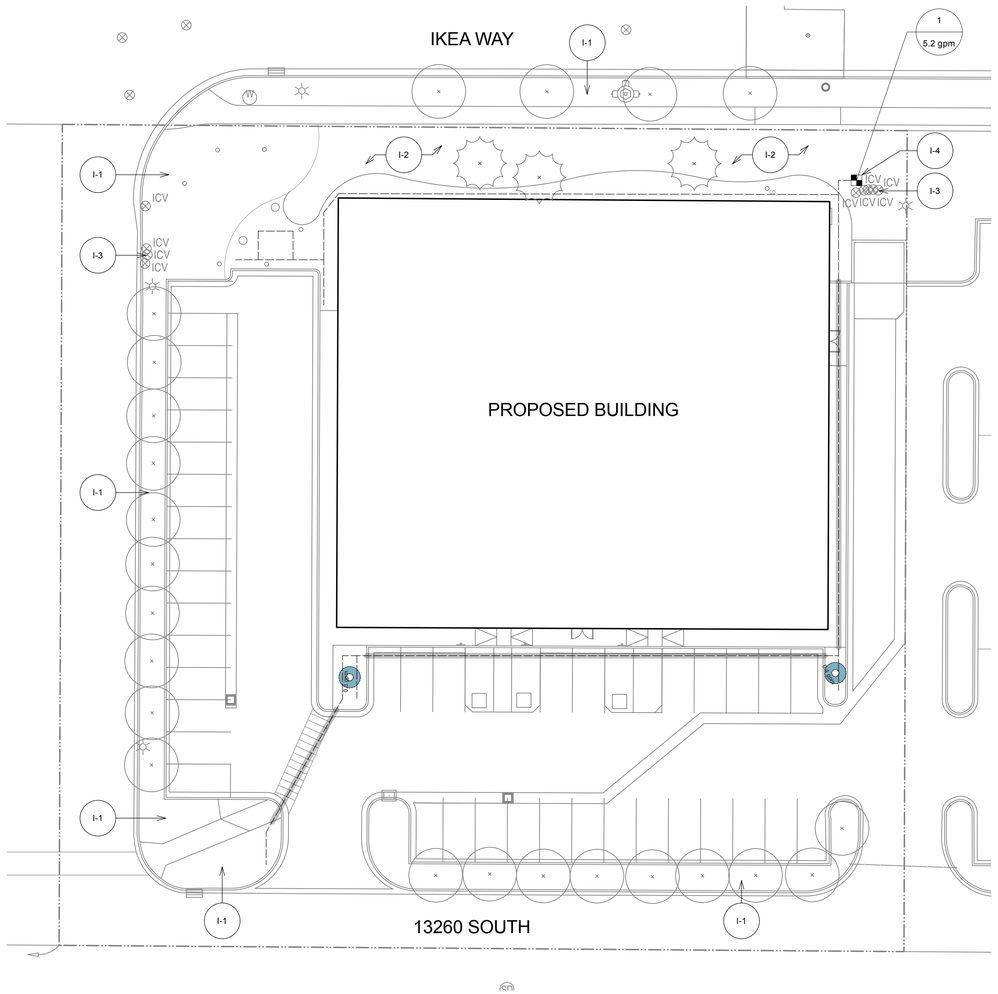
REVISIONS

REV	DATE	DESCRIPTION
2	2025-12-02	CITY REVIEW COMMENTS #1
1	2025-01-16	CITY REVIEW COMMENTS #2

PROJECT NO: 25483
DRAWN BY: TG
CHECKED BY: SS
DATE: SEPTEMBER 2025
PROPERTY NO:

LANDSCAPE PLANTING PLAN

L2.01



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL	DETAIL
DRIP AREAS				
	TREE DRIP RING W/ ROWS SPACED @ 24" APART	NETAFIM	TLCV9-12	F/L5.02
VALVES				
	DRIP CIRCUIT CONTROL VALVE	RAIN BIRD	XCZ-100-PRB-COM DRIP ZONE KIT WITH 100-PEB CONTROL VALVE AND BASKET FILTER WITH BUILT-IN PRV	C/L5.02
SYMBOL	**TYPE**		**MATERIAL**	**DETAIL**
PIPE				
	1" DRIP SUPPLY LINE. 1/2" SWING PIPE (FUNNY PIPE) AND EMITTERS NOT SHOWN ON PLAN FOR GRAPHIC CLARITY.		SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 PVC FITTINGS.	A/L5.02
	1" MAIN LINE		SCHEDULE 40 PVC PIPE WITH SCHEDULE 80 PVC FITTINGS.	A/L5.02
	PIPE SLEEVE UNDER NEW PAVING		SCHEDULE 40 PVC	B/L5.02
	PIPE SLEEVE UNDER EXISTING PAVING		SCHEDULE 40 PVC	I/L5.03

— VALVE NUMBER
gpm — VALVE FLOW

EMITTER SCHEDULE

PLANT NAME	DRIP EMISSION DEVICE	MANUFACTURER	MODEL	DETAIL
FRONTIER ELM	TREE DRIP RING	NETAFIM	TLCV9-12	F/L5.02
SNOWCLOUD SERVICEBERRY	IN LAWN			
THUNDERCLOUD FLOWERING PLUM	IN EXISTING PLANTING BED			
FOERSTER'S FEATHER REED GRASS	(1) 2-GPH Emitter	RAIN BIRD IRRIGATION	XBT20 (RED)	D/L5.02
HANCOCK CORALBERRY	(1) 2-GPH Emitter	RAIN BIRD IRRIGATION	XBT20 (RED)	D/L5.02
KINNIKINNICK	(1) 2-GPH Emitter	RAIN BIRD IRRIGATION	XBT20 (RED)	D/L5.02
REDTWIG DOGWOOD	(1) 5-GPH Emitter	RAIN BIRD IRRIGATION	PCT05 (BEIGE)	D/L5.02
SAPPHIRE BLUE OAT GRASS	(1) 1-GPH Emitter	RAIN BIRD IRRIGATION	XBT10 (BLACK)	D/L5.02
TIGER EYES SUMAC	(1) 5-GPH Emitter	RAIN BIRD IRRIGATION	PCT05 (BEIGE)	D/L5.02

REFERENCE NOTES

I-1. EXISTING IRRIGATION SYSTEM TO REMAIN. MODIFY AND/OR REPAIR AS NEEDED DUE TO WORK COMPLETED UNDER THIS CONTRACT.

I-2. EXISTING IRRIGATION IN LAWN TO REMAIN. SHIFT THE EXISTING SPRINKLER HEADS AND PIPING TO BE ALONG THE EDGE OF THE NEW LAWN EDGE AND ADJUST ARC AND RADIUS AS NEEDED TO PROVIDE PROPER COVERAGE.

I-3. EXISTING IRRIGATION CONTROL VALVES TO REMAIN AS NEEDED FOR THE EXISTING LANDSCAPE AREAS TO REMAIN.

I-4. INSTALL NEW DRIP CONTROL VALVE ONTO THE EXISTING MAINLINE AS NEEDED. CONNECT THE NEW DRIP VALVE ONTO THE EXISTING CONTROL WIRES IF AVAILABLE. IF AN EXTRA WIRE IS NOT AVAILABE, INSTALL A HUNTER NODE SINGLE STATION BATTERY OPERATED CONTROLLER ONTO THE NEW DRIP VALVE AND HOUSE WITHIN THE SAME VALVE BOX.

GENERAL NOTE

1. REFER TO IRRIGATION NOTES ON SHEET L0.01

NORTH

0 20 40 60 FT

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
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STATE OF UTAH
01/16/2026
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349757
LICENSED LANDSCAPE ARCHITECT

BASSETT FURNITURE
51 WEST IKEA WAY
DRAPER, UTAH

REV	DATE	DESCRIPTION
2	2025-12-04	CITY REVIEW COMMENTS #1
1	2025-01-14	CITY REVIEW COMMENTS #2

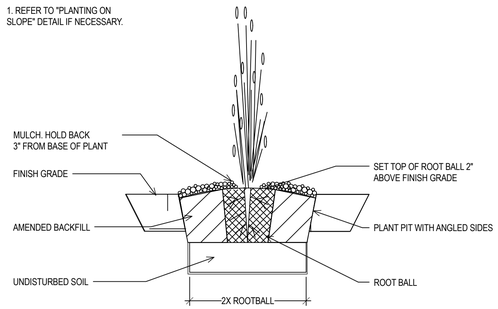
PROJECT NO: 25483
DRAWN BY: TG
CHECKED BY: SS
DATE: SEPTEMBER 2025
PROPERTY NO:

LANDSCAPE IRRIGATION PLAN

L3.01

NOTE:

1. REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.

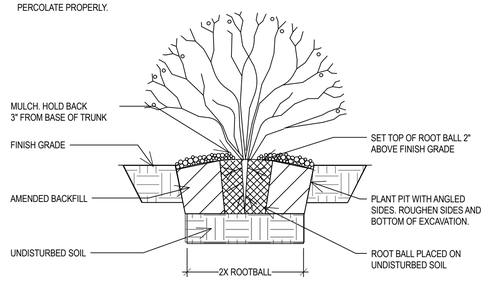


A GRASSES AND PERENNIALS

NO SCALE

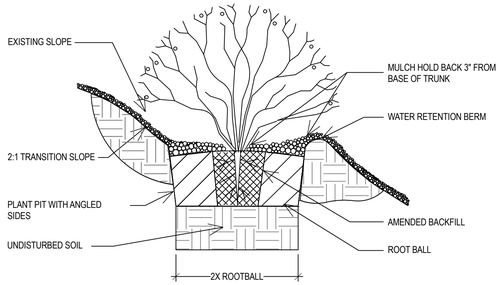
NOTES:

1. REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.
2. AMENDED BACKFILL SHALL BE A BLENDED MIXTURE OF THREE (3) PARTS EXCAVATED SOIL OR IMPORTED TOPSOIL AND ONE (1) PART WELL ROTTED COMPOSTED MANURE, APPROVED COMMERCIAL MIX, OR OTHER AMENDMENT RECOMMENDED IN TOPSOIL TESTING REPORT.
3. DO NOT PLANT IN HOLES THAT DO NOT DRAIN OR PERCOLATE PROPERLY.



B SHRUB PLANTING

NO SCALE

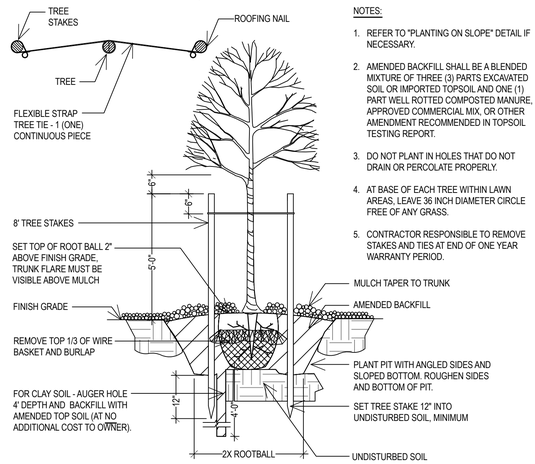


C PLANTING ON SLOPE

NO SCALE

NOTES:

1. APPLY PRE-EMERGENT HERBICIDE TO SHRUB AND GROUND COVER PLANTING AREAS AND GRASS-FREE AREAS AT TREES IN LAWN PRIOR TO PLACEMENT OF WEED BARRIER FABRIC AND MULCH.
2. PRE-EMERGENT SHALL BE "SURFLAN AS" (LIQUID) BY UNITED PHOSPHORUS INC, TRENTON, NJ, OR APPROVED EQUAL.
3. INSTALL MULCH TO UNIFORM DEPTH AND RAKE TO NEAT FINISHED APPEARANCE FREE OF HUMPS AND DEPRESSIONS.

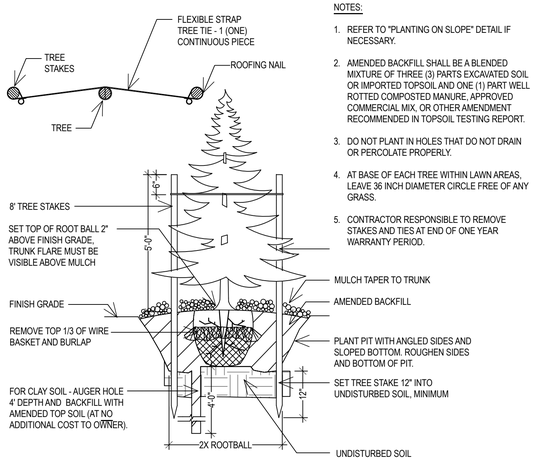


NOTES:

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2. AMENDED BACKFILL SHALL BE A BLENDED MIXTURE OF THREE (3) PARTS EXCAVATED SOIL OR IMPORTED TOPSOIL AND ONE (1) PART WELL ROTTED COMPOSTED MANURE, APPROVED COMMERCIAL MIX, OR OTHER AMENDMENT RECOMMENDED IN TOPSOIL TESTING REPORT.
3. DO NOT PLANT IN HOLES THAT DO NOT DRAIN OR PERCOLATE PROPERLY.
4. AT BASE OF EACH TREE WITHIN LAWN AREAS, LEAVE 36 INCH DIAMETER CIRCLE FREE OF ANY GRASS.
5. CONTRACTOR RESPONSIBLE TO REMOVE STAKES AND TIES AT END OF ONE YEAR WARRANTY PERIOD.

D DECIDUOUS TREE

NO SCALE



NOTES:

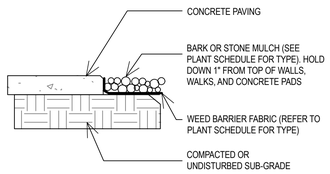
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2. AMENDED BACKFILL SHALL BE A BLENDED MIXTURE OF THREE (3) PARTS EXCAVATED SOIL OR IMPORTED TOPSOIL AND ONE (1) PART WELL ROTTED COMPOSTED MANURE, APPROVED COMMERCIAL MIX, OR OTHER AMENDMENT RECOMMENDED IN TOPSOIL TESTING REPORT.
3. DO NOT PLANT IN HOLES THAT DO NOT DRAIN OR PERCOLATE PROPERLY.
4. AT BASE OF EACH TREE WITHIN LAWN AREAS, LEAVE 36 INCH DIAMETER CIRCLE FREE OF ANY GRASS.
5. CONTRACTOR RESPONSIBLE TO REMOVE STAKES AND TIES AT END OF ONE YEAR WARRANTY PERIOD.

E EVERGREEN TREE

NO SCALE

F BOULDER

NO SCALE

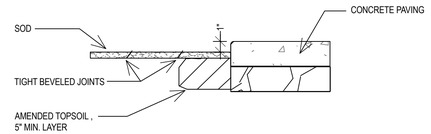


G MULCH

NO SCALE

NOTES:

A. LAYING OF SOD:
   1. LAY SOD DURING GROWING SEASON AND WITHIN 48 HOURS OF BEING LIFTED.
   2. LAY SOD WHILE TOP 6 INCHES OF SOIL IS DAMP, BUT NOT MUDDY. SODDING DURING FREEZING TEMPERATURES OR OVER FROZEN SOIL IS NOT ACCEPTABLE.
   3. LAY SOD IN ROWS PERPENDICULAR TO SLOPE WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
   4. LAY SOD FLUSH WITH ADJOINING EXISTING SODDED SURFACES.
   5. DO NOT SOD SLOPES STEEPER THAN 3:1. CONSULT WITH ARCHITECT FOR ALTERNATE TREATMENT.
B. AFTER LAYING OF SOD IS COMPLETE:
   1. ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER.
   2. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS, OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT I RREGULARITIES IN GRADE WILL NOT BE PERMITTED.
   3. WATER SODDED AREAS IMMEDIATELY AFTER LAYING SOD TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 6 NCHES OF TOPSOIL.



H SOD INSTALLATION

NO SCALE

NOTE:

EDGING SHALL BE COL-MET COMMERCIAL EDGING WITH BLACK POWDER COATING FINISH. MINIMUM 16" LONG STAKES - 4 STAKES PER 10'-0" SECTION.

I METAL EDGING

NO SCALE

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STATE OF UTAH
01/16/2026
SCOTT A. SCHOONOVER
349757
LICENSED LANDSCAPE ARCHITECT

BASSETT FURNITURE

51 WEST IKEA WAY
DRAPER, UTAH

REVISIONS		
REV	DATE	DESCRIPTION

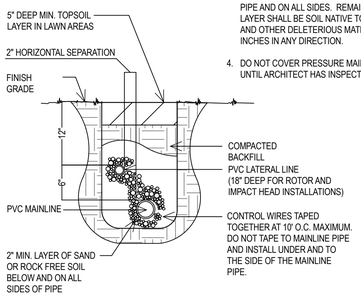
PROJECT NO:	25483
DRAWN BY:	TG
CHECKED BY:	SS
DATE:	SEPTEMBER 2025
PROPERTY NO:	

LANDSCAPE DETAILS

L5.01

NOTES:

1. PULLING OF PIPE IS NOT PERMITTED.
2. EXCAVATE TRENCHES TO SPECIFIED DEPTH. REMOVE ROCKS LARGER THAN 1-1/2 INCH IN ANY DIRECTION FROM BOTTOM OF TRENCH. SEPARATE OUT ROCKS LARGER THAN 1-1/2 INCH IN ANY DIRECTION UNCOVERED IN TRENCHING OPERATION FROM EXCAVATED MATERIAL AND REMOVE FROM AREAS TO RECEIVE LANDSCAPING.
3. INSTALL A 2" MIN. LAYER OF ROCK-FREE SOIL OR SAND UNDER THE PIPE AND ON ALL SIDES. REMAINDER OF BACKFILL TO THE TOPSOIL LAYER SHALL BE SOIL NATIVE TO THE PROJECT SITE FREE OF WOOD AND OTHER DELETERIOUS MATERIALS AND ROCKS OVER 1-1/2 INCHES IN ANY DIRECTION.
4. DO NOT COVER PRESSURE MAIN, IRRIGATION PIPE, OR FITTINGS UNTIL ARCHITECT HAS INSPECTED AND APPROVED SYSTEM.

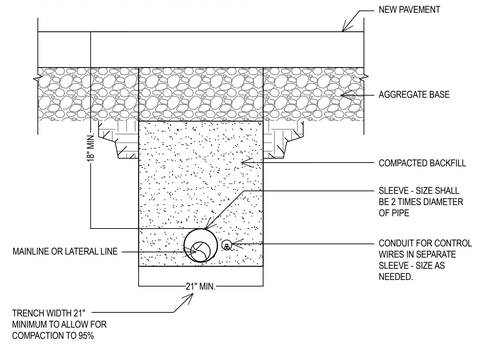


A TRENCH

NO SCALE

NOTES:

1. SLEEVE WATER LINES AND CONTROL WIRES UNDER WALKS AND PAVING. EXTEND SLEEVES 6 INCHES MINIMUM BEYOND WALK OR PAVEMENT EDGE. COVER SLEEVE ENDS UNTIL PIPES AND WIRES ARE INSTALLED TO KEEP SLEEVE CLEAN AND FREE OF DIRT AND DEBRIS.
2. POSITION SLEEVES WITH RESPECT TO BUILDINGS AND OTHER OBSTRUCTIONS SO PIPE CAN BE EASILY REMOVED.

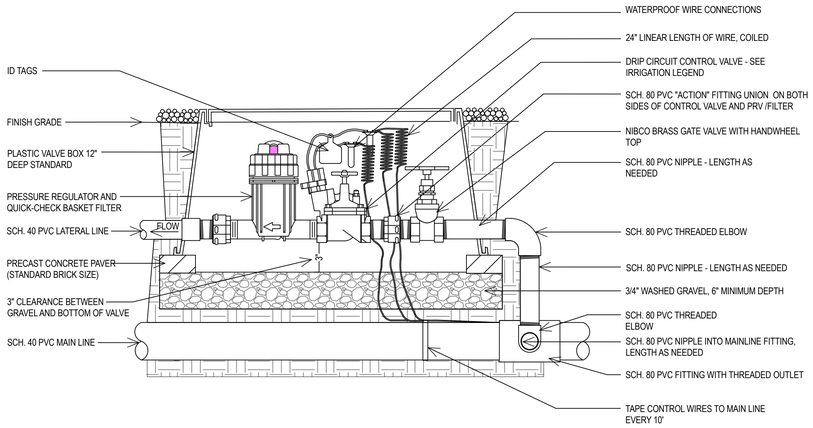


B TRENCH UNDER NEW PAVEMENT

NO SCALE

NOTES:

1. LIMIT (1) DRIP VALVE ASSEMBLY PER BOX
2. INSTALL GREEN COLORED VALVE BOXES AND LIDS IN THE LAWN AREAS AND TAN COLORED BOXES AND LIDS IN THE PLANTING BEDS
3. ALL FITTINGS WITHIN VALVE BOX SHALL BE SCH. 80 PVC AND SAME SIZE AS THE VALVE
4. CONTRACTOR TO REPLACE EXISTING 200 MESH (WHITE) SCREEN WITH A NEW 100 MESH (RED) SCREEN

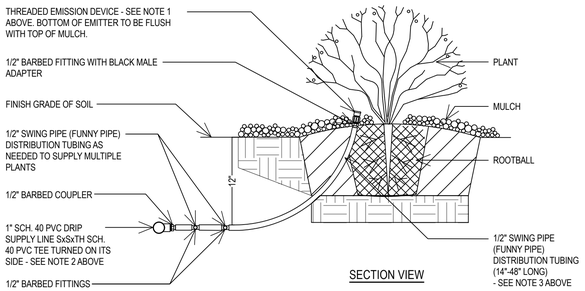


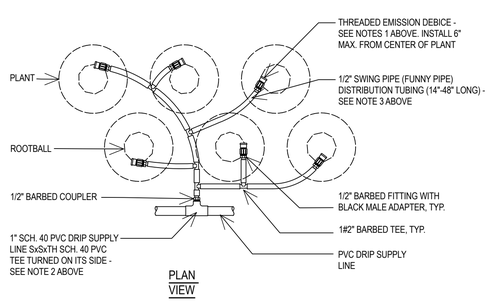
C CONTROL VALVE - DRIP CIRCUIT

NO SCALE

NOTES:

1. SEE EMISSION DEVICE SCHEDULE ON IRRIGATION PLAN FOR TYPE, QUANTITY AND SIZE OF EMISSION DEVICE PER PLANT.
2. INSTALL A MAX. OF (6) EMISSION DEVICES PER PVC CONNECTION.
3. DISTRIBUTION TUBING SHALL BE INSTALLED A MINIMUM OF 12" BELOW FINISHED GRADE AND ONLY BE BROUGHT TO THE SURFACE AT EACH PLANT.



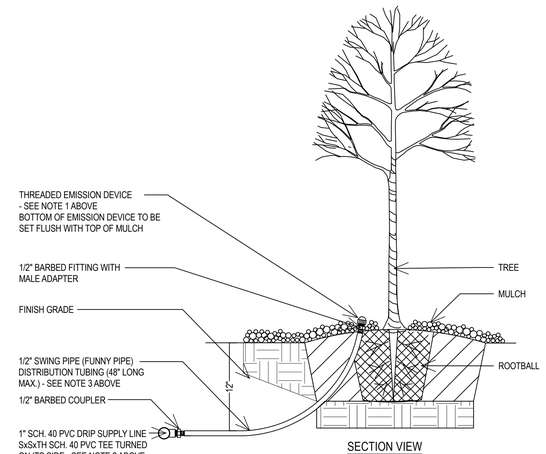


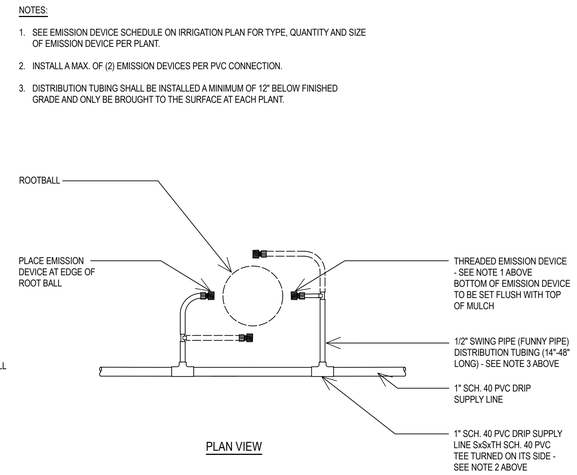
D DRIP EMISSION DEVICE @ SHRUBS

NO SCALE

NOTES:

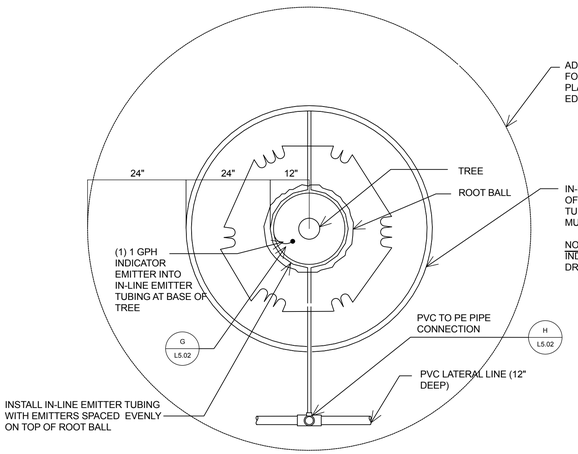
1. SEE EMISSION DEVICE SCHEDULE ON IRRIGATION PLAN FOR TYPE, QUANTITY AND SIZE OF EMISSION DEVICE PER PLANT.
2. INSTALL A MAX. OF (2) EMISSION DEVICES PER PVC CONNECTION.
3. DISTRIBUTION TUBING SHALL BE INSTALLED A MINIMUM OF 12" BELOW FINISHED GRADE AND ONLY BE BROUGHT TO THE SURFACE AT EACH PLANT.





E DRIP EMISSION DEVICE @ TREES

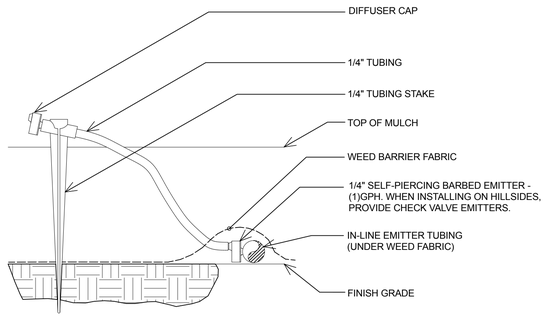
NO SCALE



F TREE DRIP - PLAN VIEW (Planter Areas)

NO SCALE

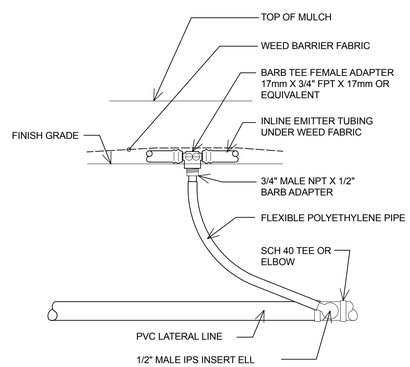
NOTE: FITTINGS TO INLINE DRIP TUBING TO BE INSERT FITTINGS. USE OETICKER CLAMPS FOR NON-NETAFIM FITTINGS.



NOTE:
1. CONNECT SELF-PIERCING EMITTER DIRECTLY INTO IN-LINE EMITTER TUBING.
2. THIS IS AN INDICATOR ONLY EMITTER TO BE USED AT EACH TREE RING AND AREA WHERE IN-LINE EMITTER TUBING IS INSTALLED.
3. 1/4" TUBING LENGTH: MINIMUM 14", MAXIMUM 24".

G INDICATOR EMITTER

NO SCALE



NOTE:
1. USE AT TREE RINGS AND AS CONNECTION FROM SUPPLY AND EXHAUST HEADERS.
2. DO NOT EXCEED (3) GPM FLOW THROUGH SINGLE CONNECTION.

H PVC TO IN-LINE EMITTER

NO SCALE

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BASSETT FURNITURE
51 WEST IKEA WAY
DRAPER, UTAH

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 25483
DRAWN BY: TG
CHECKED BY: SS
DATE: SEPTEMBER 2025
PROPERTY NO:

LANDSCAPE IRRIGATION DETAILS

L5.02

EXHIBIT I
PARKING STUDY

December 18, 2025

TRANSPORTATION ENGINEERING

RE: Bassett Furniture– Updated Trip Generation and Parking Memo – Draper City, UT

The following is a trip generation memo and parking demand analysis for the proposed 15,947 square foot Bassett Furniture proposed building located on Ikea Way in Draper, Utah. The store will be east of the La-Z Boy Furniture Gallery. Figure 1 identifies the site location and Figure 2 shows the proposed land uses for the development.



Figure 1: Site Location

P.O. Box 521651 Salt Lake City, UT 84152
(801) 949-0348 atrans@comcast.net

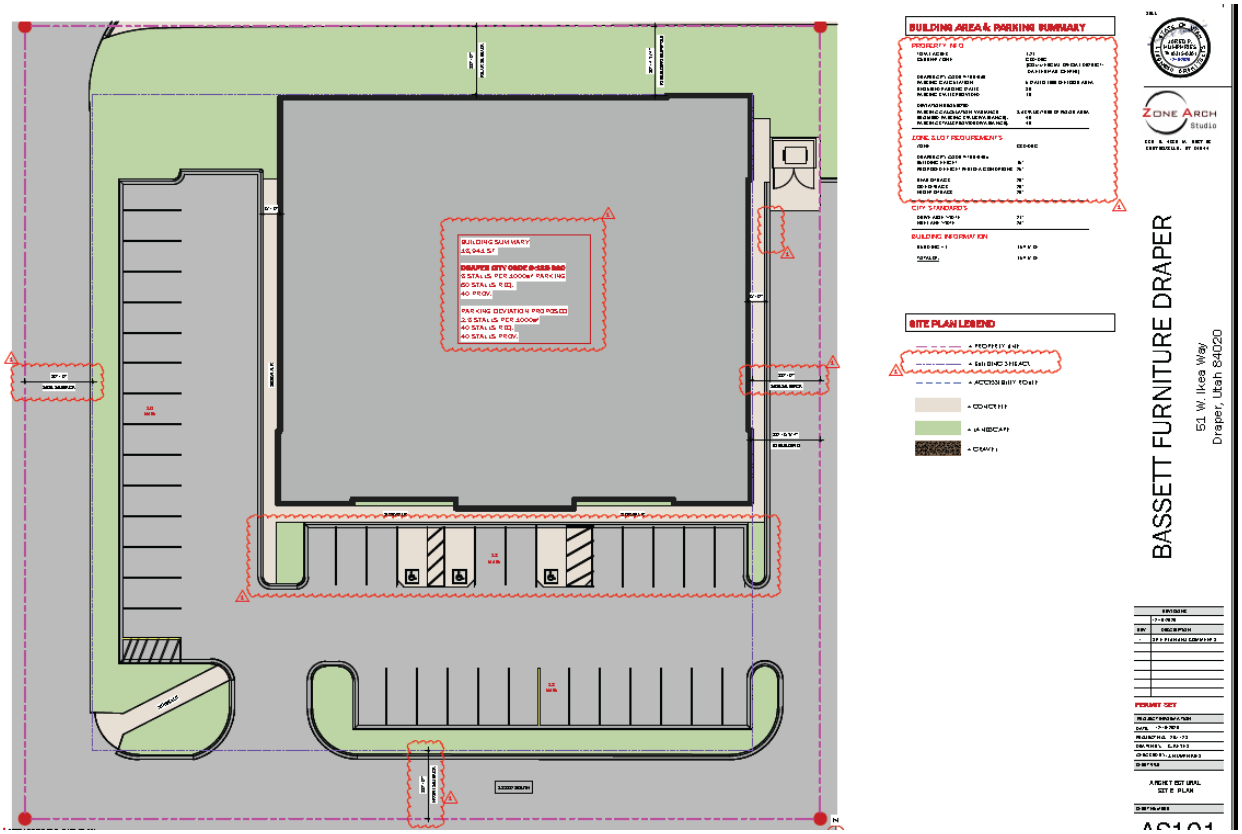


Figure 2: Proposed Land Use

Trip Generation

Trip generation rates for different types of land uses come from the Institute of Transportation Engineers (ITE) *Trip Generation* Manual. Based on the land use assumption type and size of the building, the projected traffic generated by the site is determined. Table 1 identifies the projected site traffic for the proposed furniture development using the ITE Land Use Code, Land Use 890.

Table 1: Site Trip Generation

			Trip Rate			Trips		
ITE 11th Edition	Size	Land Use	AM	PM	Daily	AM	PM	Daily
Furniture Store	15.947	890	0.26	0.52	6.30	4	8	100

Based on the ITE land use, trips to the site are projected at 4 AM and 8 PM with an estimated 100 daily trips. It should be identified that the typical hours of operation for a Bassett Furniture store is 10 AM to 6 PM Monday through Saturday.

Table 2: Direction Site Trip by Peak Period

In / Out %				Land Use	Total			
AM IN	AM Out	PM IN	PM OUT		AM IN	AM Out	PM IN	PM OUT
71%	29%	47%	53%	Furniture Store	3	1	4	4

This is estimated at 3 inbound and 1 outbound trips in the AM and 4 inbound and 4 outbound trips in the PM peak.

Field Data

Traffic and parking counts were collected on Saturday April 26, 2025 from 2 to 4 PM at the existing Bassett Furniture located on 2160 South and 300 West in Salt Lake City, UT. The Saturday at 2-4 PM was indicated as the typically busier times for that type of retail. The results are shown in Table 3. The result was only a single trip that stayed for approximately 25 minutes in the two hour period with a maximum 5 vehicles parked (4 are assumed for employees and were there the entire two hour count.

Table 3: Bassett Furniture Trip and Parking Counts

				Saturday		approx.
Bassett Furniture 2160 S. 300 W.				4/26/2025		SF 21,620
Time	IN	OUT		Parked cars		
2:00	0	0		4		
2:05	0	0		4		
2:10	0	0		4		
2:15	0	0		4		
2:20	0	0		4		
2:25	0	0		4		
2:30	0	0		4		
2:35	0	0		4		
2:40	0	0		4		
2:45	0	0		4		
2:50	1	0		5		
2:55	0	0		5		
3:00	0	0		5		
3:05	0	0		5		
3:10	0	0		5		
3:15	0	1		5		
3:20	0	0		4		
3:25	0	0		4		
3:30	0	0		4		
3:35	0	0		4		
3:40	0	0		4		
3:45	0	0		4		
3:50	0	0		4		
3:55	0	0		4		

Parking Demand

The purpose of the parking analysis is that Bassett Furniture is requesting a reduction from the City code amount of 80 stalls to 40 parking stalls (50% of City Code).

The Draper City Code 9-18B-060

A. Required Parking: For uses greater than one hundred eighty thousand (180,000) square feet, required parking shall be 2.5 stalls for every one thousand (1,000) square feet of commercial use; for uses equal to or greater than one hundred forty thousand (140,000) square feet but less than one hundred eighty thousand (180,000) square feet, required parking shall be 2.83 stalls for every one thousand (1,000) square feet of commercial use; for uses equal to or greater than seventy five thousand (75,000) square feet but less than one hundred forty thousand (140,000) square feet, required parking shall be 4.5 stalls for every one thousand (1,000) square feet of commercial use; for uses less than seventy five thousand (75,000) square feet, required parking shall be five (5) parking stalls for every one thousand (1,000) square feet of commercial use, except that for sit down restaurants, the ratio shall be modified to ten (10) stalls for every one thousand (1,000) square feet of commercial use. However, for any anticipated use, or combination of uses, modifications to the standards may be authorized, if justified by a parking study and approved by the planning commission, in accordance with section 9-25-090 of this title. Such study must present data on the proposed uses, square footages and floor plans, hours of operation, and shared parking areas within the sites.

The City Code would indicate that the 16,000 square foot site would require 80 parking spaces (15.947 ksf * 5 spaces per 1,000 sf = 80 spaces).

What the trip generation and empirical parking data indicates is that the Bassett Furniture store will not generate the traffic of general retail nor will it require that parking demand. Because the proposed location is a lot within a much larger retail area that includes RC Willey (160,000 sf) and IKEA (310,000 sf), the parking ratio should be considered part of the greater than 180,000 sf retail center and therefore the 2.5 spaces per 1,000 sf is more appropriate. This would then require 40 parking spaces.

(15.947 ksf * 2.5 spaces per 1,000 sf = 40 spaces).



Figure 3: Overall Retail Center

ITE Parking Ratio for Furniture Store

Another source that indicates the reduced need for parking comes from the ITE Parking Generation Manual. Pages 678 and 679 show the empirical data for Land Use 890, Furniture Store, which shows that the 85th percentile parking demand is 0.86 stalls per 1,000 sf on Weekdays from 12-5 PM and 1.58 stalls per 1,000 sf on Saturdays during the peak time of 2-4 PM. This is far lower than the City code requires.

Furniture Row and La-Z-Boy Counts

On Tuesday, December 16, 2025, observations of the existing Furniture Row and the existing La-Z-Boy location within the larger Draper IKEA were observed from 4-5:30 PM. The La-Z-Boy facility had a maximum 4 employee and 4 customer parking spaces utilized. The larger Furniture Row has approximately 136 parking spaces and there were 7 spaces occupied.



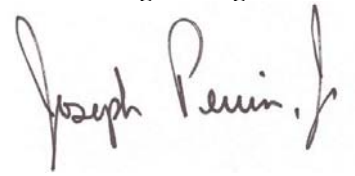


Summary
With a proposed 40 spaces, the site is proposing 2.5 spaces per 1,000 sf, which is allowed for larger retail center, but not the 5 per 1,000 sf of standalone retail developments.

Both the National ITE Parking Manual, the empirical data from the existing store in Salt Lake City, and the current parking demand for the La-Z-Boy and Furniture Row parking demands all indicate that a 2.5 parking ratio for furniture store usage is more than sufficient.

This follows the similar methodology used in January 18, 2019 memo to Draper City for a requested reduced parking requirement for the La-Z-Boy parking calculation within the same center and located to the immediate west of the proposed Bassett Furniture site. That site is currently in use and shows that the parking demand is in fact far lower that general retail and justify a lower parking requirement of the large retail center instead of a standalone facility.
Please let me know if you have any questions.

Sincerely,
A-Trans Engineering



Joseph Perrin, PhD, PE, PTOE
Principal

EXHIBIT J
ELEVATIONS

BASSETT FURNITURE DRAPER

51 W. Ikea Way
Draper, Utah 84020

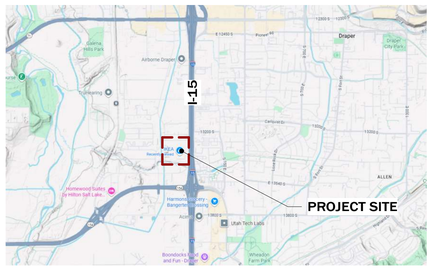
SITE PLAN PACKAGE SUBMITTAL FOR NEW GROUND UP BUILDING.

DEFERRED SUBMITTALS

FIRE SUPPRESSION
FIRE ALARM



VICINITY MAP



PROJECT TEAM

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STRUCTURAL
MJ STRUCTURAL ENGINEERS
5673 S REDWOOD RD.
SALT LAKE CITY UT, 84123
ATTN: MATTHEW JACKSON
EMAIL: mjackson@mjstructuralengineers.com

DRAWING INDEX

GENERAL
G000 COVER SHEET

CIVIL
C0.01 GENERAL NOTES, LEGEND AND ABBREVIATIONS
C0.10 DEMOLITION PLAN
C1.01 CIVIL SITE PLAN
C2.01 GRADING AND DRAINAGE PLAN
C2.10 EROSION CONTROL PLAN
C4.01 SITE UTILITY PLAN
C5.01 CIVIL DETAILS
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C5.03 CIVIL DETAILS
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LANDSCAPE
L0.01 LANDSCAPE NOTES & SPECIFICATIONS
L2.01 LANDSCAPE PLANTING PLAN
L3.01 LANDSCAPE IRRIGATION PLAN
L5.01 LANDSCAPE DETAILS
L5.02 LANDSCAPE IRRIGATION DETAILS
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AS102 ARCHITECTURAL SITE DETAILS
A101 NEW FLOOR PLAN OVERALL
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ELECTRICAL
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SEAL

STATE OF UTAH
JARED P. HUMPHRIES
7410315-0301
12/15/2025
LICENSED ARCHITECTS

ZONE ARCH Studio
239 N. 1250 W. UNIT #3
CENTERVILLE, UT 84010

BASSETT FURNITURE DRAPER
51 W. Ikea Way
Draper, Utah 84020

REVISIONS	
12/15/2025	
REV	DESCRIPTION
1	SITE PLAN AHJ COMMENTS

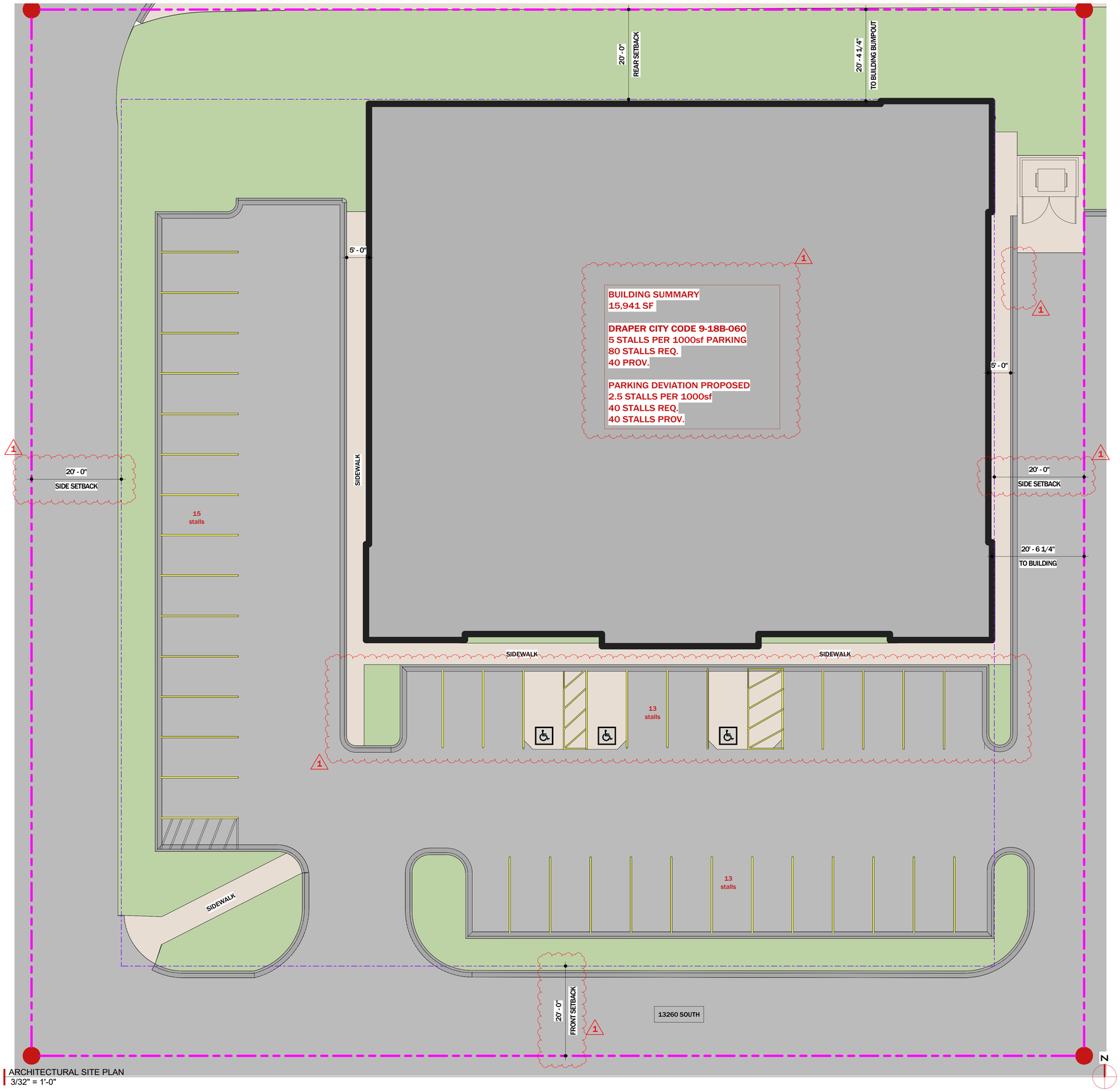
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PROJECT INFORMATION	
DATE:	12/15/2025
PROJECT NO:	25.1123
DRAWN BY:	C. REYES
CHECKED BY:	J. HUMPHRIES
SHEET TITLE	

COVER SHEET

SHEET NUMBER

G000



1 ARCHITECTURAL SITE PLAN
3/32" = 1'-0"

BUILDING AREA & PARKING SUMMARY

PROPERTY INFO

TOTAL ACRES:	1.24
CURRENT ZONE:	CSD-DRC (COMMERCIAL SPECIAL DISTRICT-DAHLE RETAIL CENTER)
DRAPER CITY CODE 9-18B-060	
PARKING CALCULATION	5 STALLS/1000 SF FLOOR AREA
REQUIRED PARKING STALLS	80
PARKING STALLS PROVIDED	40
DEVIATION REQUESTED	
PARKING CALCULATION VARIANCE	**2.5 STALLS/1000 SF FLOOR AREA**
REQUIRED PARKING STALLS(VARIANCE):	**40**
PARKING STALLS PROVIDED(VARIANCE):	**40**

ZONE & LOT REQUIREMENTS

ZONE:	CSD-DRC
DRAPER CITY CODE 9-18B-040c	
BUILDING HEIGHT:	45'
PROPOSED HEIGHT PER IKEA CONDITIONS	25'
REAR SETBACK:	20'
SIDE SETBACK:	20'
FRONT SETBACK:	20'

CITY STANDARDS

DRIVE AISLE WIDTH:	24'
FIRE LANE WIDTH:	26'

BUILDING INFORMATION

BUILDING #1:	15,947 SF
TOTAL SF:	15,947 SF

SITE PLAN LEGEND

- = PROPERTY LINE
- = BUILDING SETBACK
- = ACCESSIBILITY ROUTE
- = CONCRETE
- = LANDSCAPE
- = GRAVEL

SEAL

STATE OF UTAH
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51 W. Ikea Way
Draper, Utah 84020

REVISIONS	
	12/15/2025
REV	**DESCRIPTION**
1	SITE PLAN AHJ COMMENTS

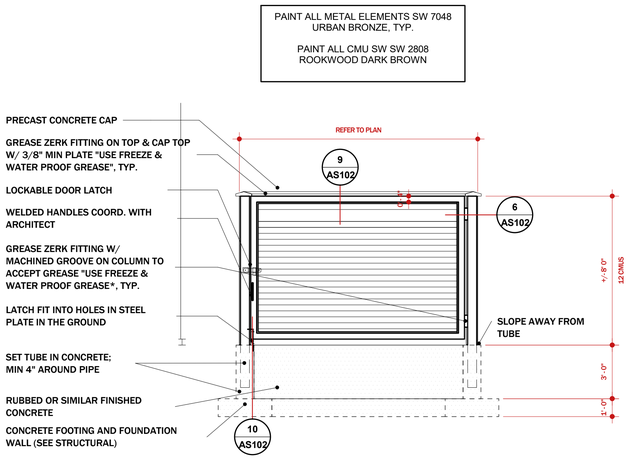
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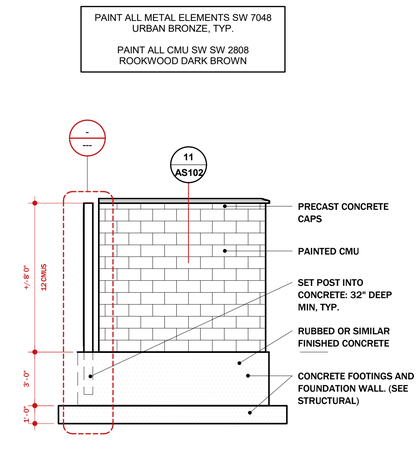
ARCHITECTURAL SITE PLAN

SHEET NUMBER

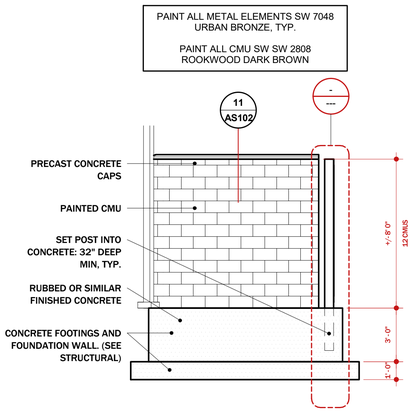
AS101



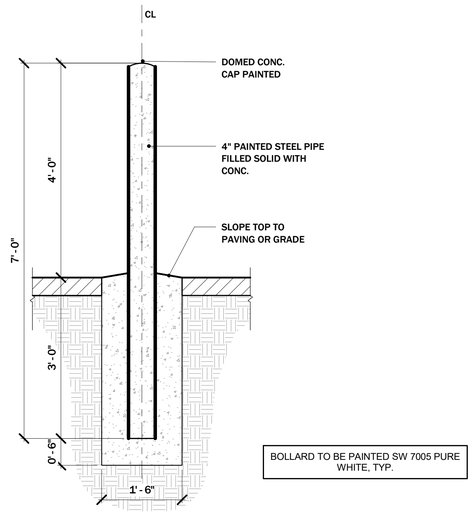
1 DUMPSTER GATE ELEVATION
1/4" = 1'-0"



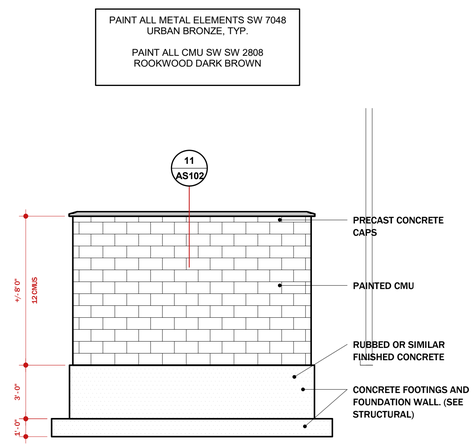
2 DUMPSTER EAST ELEVATION
1/4" = 1'-0"



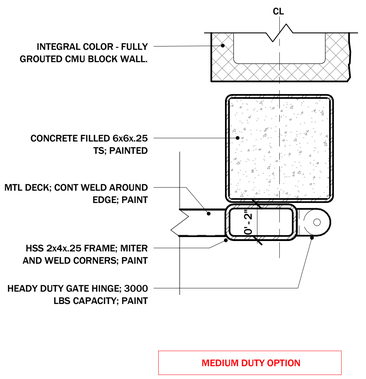
3 DUMPSTER WEST ELEVATION
1/4" = 1'-0"



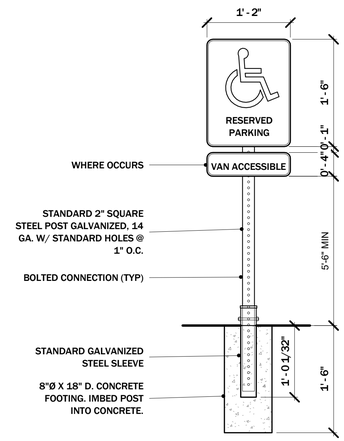
4 BOLLARD DETAIL
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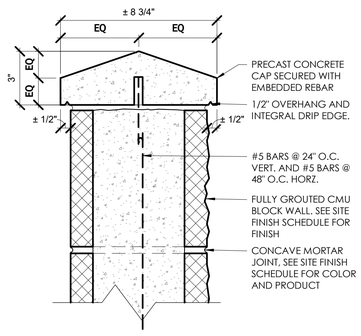
5 DUMPSTER NORTH ELEVATION
1/4" = 1'-0"



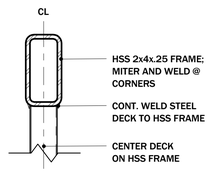
6 DUMPSTER GATE HINGE DETAIL
3" = 1'-0"



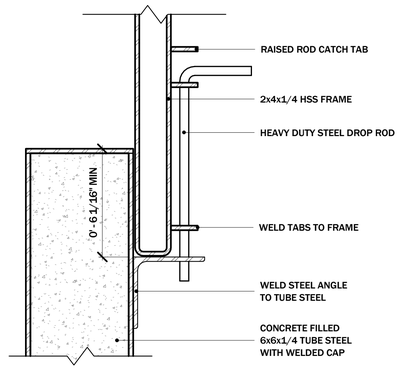
7 ADA SIGN
1" = 1'-0"



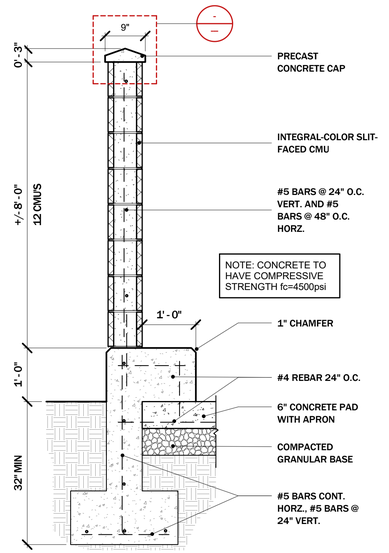
8 DUMPSTER ENCLOSURE CAP
3" = 1'-0"



9 DUMPSTER GATE FRAME
3" = 1'-0"



10 DUMPSTER GATE DROP ROD
3" = 1'-0"



11 DUMPSTER ENCLOSER WALL SECTION
3/4" = 1'-0"

SEAL

STATE OF UTAH
JARED P. HUMPHRIES
7410315-0301
12/15/2025
LICENSED ARCHITECTS

ZONE ARCH Studio
239 N. 1250 W. UNIT #3
CENTERVILLE, UT 84014

BASSETT FURNITURE DRAPER

51 W. Ikea Way
Draper, Utah 84020

REVISIONS	
REV	DESCRIPTION

PERMIT SET

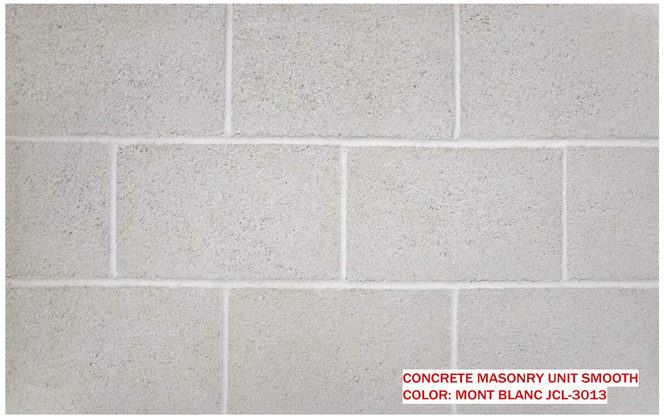
PROJECT INFORMATION	
DATE:	12/15/2025
PROJECT NO:	25.1123
DRAWN BY:	C. REYES
CHECKED BY:	J. HUMPHRIES

SHEET TITLE

ARCHITECTURAL SITE DETAILS

SHEET NUMBER

AS102



CONCRETE MASONRY UNIT SMOOTH
COLOR: MONT BLANC JCL-3013



EXTERIOR INSUSLATION FINISH SYSTEM (EIFS)
PRIMARY COLOR: SUPER WHITE 101
ACCENT COLOR: ANTHRACITE COAL 152



ARCHITECTURAL PRECAST CONCRETE FINISH

101
Super White

152
Anthracite Coal

BUILDING MATERIAL SUMMARY

EXTERIOR FINISHES PER ELEVATION

SOUTH ELEVATION	NET FINISH WALL AREA 2,406 SF
CONCRETE MASONRY UNITS (CMU)	1,028 sf = 42.7%
EXTERIOR INSULATION FINISH SYSTEM (EIFS)	1,270 sf = 52.7%
ARCHITECTURAL PRECAST CONCRETE FINISH	108 sf = 4.4%

WEST ELEVATION	NET FINISH WALL AREA 2,018 SF
CONCRETE MASONRY UNITS (CMU)	1,678 sf = 83.5%
EXTERIOR INSULATION FINISH SYSTEM (EIFS)	322 sf = 16%
ARCHITECTURAL PRECAST CONCRETE FINISH	18 sf = .9%

NORTH ELEVATION	NET FINISH WALL AREA 2,932 SF
CONCRETE MASONRY UNITS (CMU)	2,342 sf = 79.8%
EXTERIOR INSULATION FINISH SYSTEM (EIFS)	502 sf = 17.1%
ARCHITECTURAL PRECAST CONCRETE FINISH	88 sf = 3%

EAST ELEVATION	NET FINISH WALL AREA 2,354 SF
CONCRETE MASONRY UNITS (CMU)	1,450 sf = 61.5%
EXTERIOR INSULATION FINISH SYSTEM (EIFS)	812 sf = 34.4%
ARCHITECTURAL PRECAST CONCRETE FINISH	93 sf = 3.9%

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REVISIONS	
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PERMIT SET

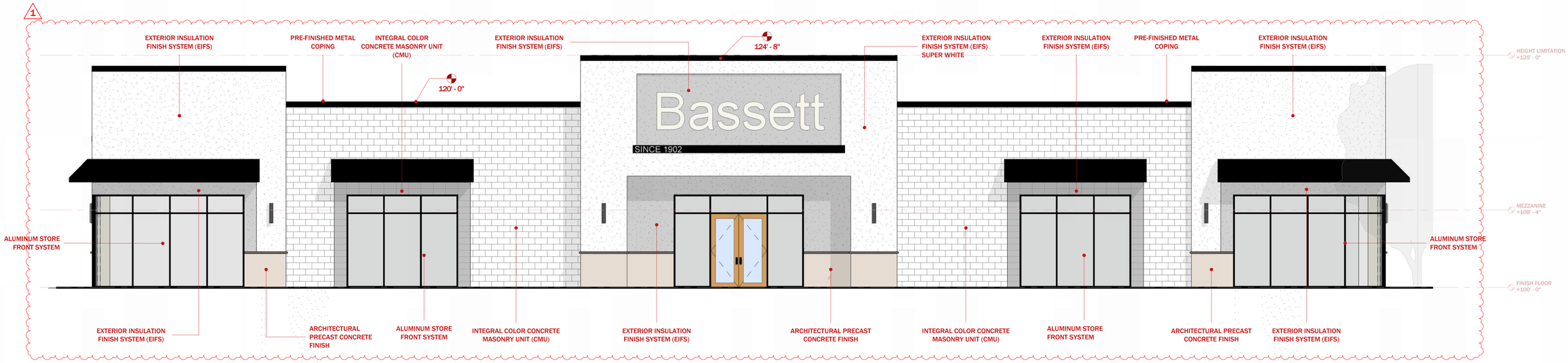
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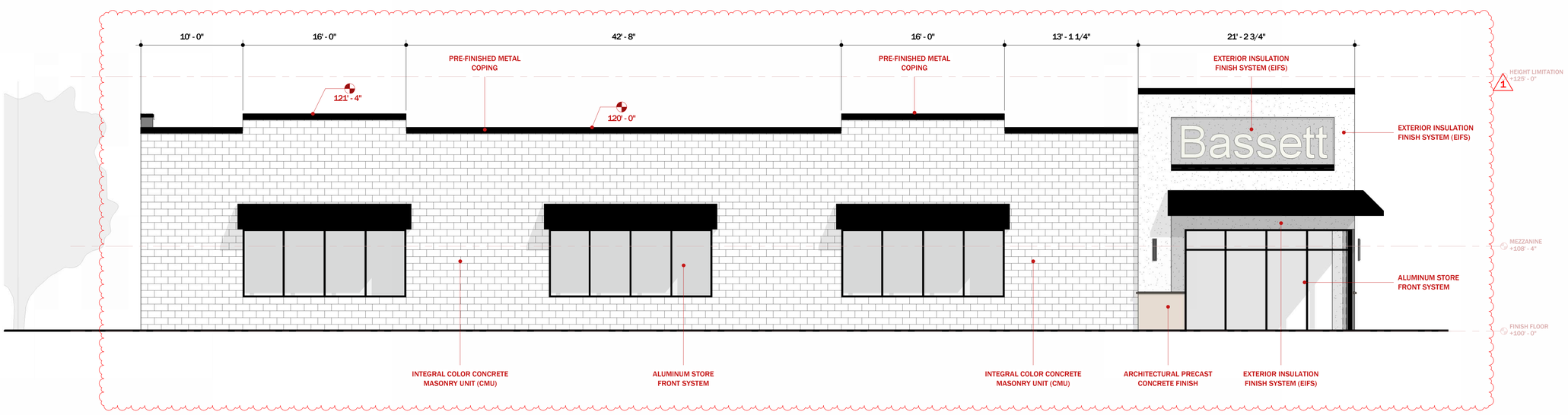
MATERIAL BOARD

SHEET NUMBER

A200



1 | SOUTH ELEVATION
3/16" = 1'-0"



2 | WEST ELEVATION
3/16" = 1'-0"

SEAL

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51 W. Ikea Way
Draper, Utah 84020

REVISIONS	
	12/15/2025
REV	DESCRIPTION
1	SITE PLAN AHJ COMMENTS

PERMIT SET

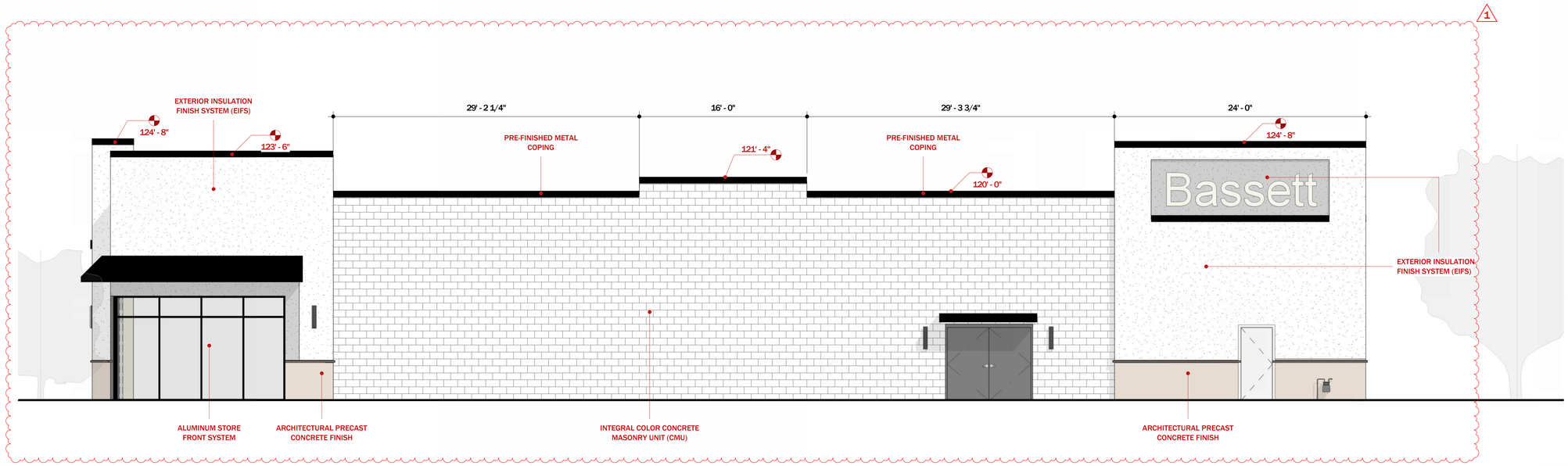
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PROJECT NO:	25.1123
DRAWN BY:	C. REYES
CHECKED BY:	J. HUMPHRIES

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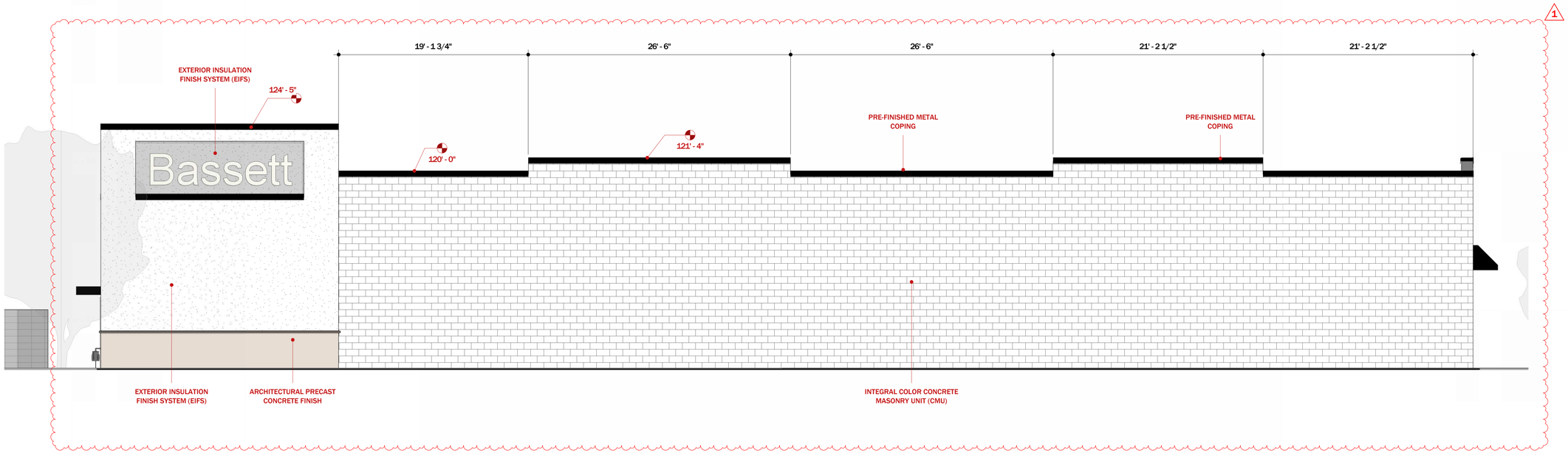
EXTERIOR ELEVATIONS

SHEET NUMBER

A201



1 | EAST ELEVATION
3/16" = 1'-0"



2 | NORTH ELEVATION
3/16" = 1'-0"

SEAL

STATE OF UTAH
JARED P. HUMPHRIES
7410315-0301
12/15/2025
LICENSED ARCHITECTS

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CENTERVILLE, UT 84014

BASSETT FURNITURE DRAPER

51 W. Ikea Way
Draper, Utah 84020

REVISIONS	
	12/15/2025
REV	DESCRIPTION
1	SITE PLAN AHJ COMMENTS

PERMIT SET

PROJECT INFORMATION	
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PROJECT NO:	25.1123
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CHECKED BY:	J. HUMPHRIES
SHEET TITLE	

EXTERIOR ELEVATIONS

SHEET NUMBER

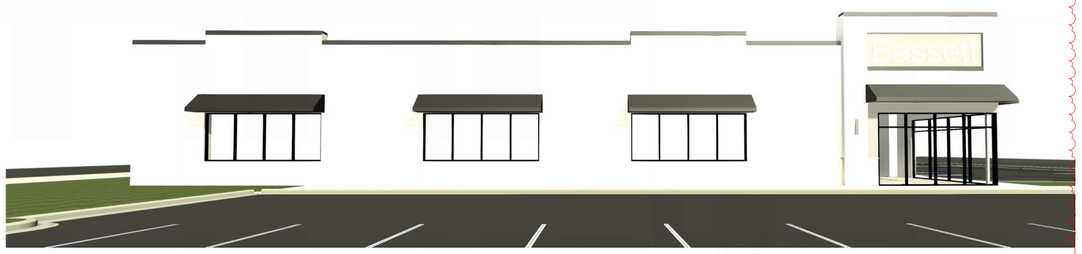
A202



1 SOUTH ELEVATION MAIN ENTRANCE



2 SOUTH EAST



3 WEST ELEVATION



4 NORTHEAST (view from Ikea Way and I-15)



5 NORTH WEST

1

SEAL

STATE OF UTAH
JARED P. HUMPHRIES
7410315-0301
12/15/2025
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BASSETT FURNITURE DRAPER

51 W. Ikea Way
Draper, Utah 84020

REVISIONS	
	12/15/2025
REV	DESCRIPTION
1	SITE PLAN AHJ COMMENTS

PERMIT SET

PROJECT INFORMATION	
DATE:	12/15/2025
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DRAWN BY:	C. REYES
CHECKED BY:	J. HUMPHRIES
SHEET TITLE	

PERSPECTIVES

SHEET NUMBER

A203

EXHIBIT K
LIGHTING PLAN

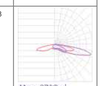
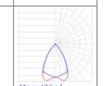
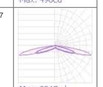
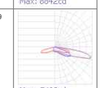
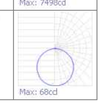
KEYED NOTES

1. EXISTING POLE LIGHTS TO REMAIN.
2. EXISTING SPOT LIGHTS TO REMAIN.

AFTER HOURS GENERAL NOTES

1. AFTER BUSINESS HOURS ALL BUILDING MOUNT LIGHTING TO BE TURNED OFF AND POLE LIGHTS TO BE DIMMED TO 30% WHEN AREA IS UNOCCUPIED.

Schedule

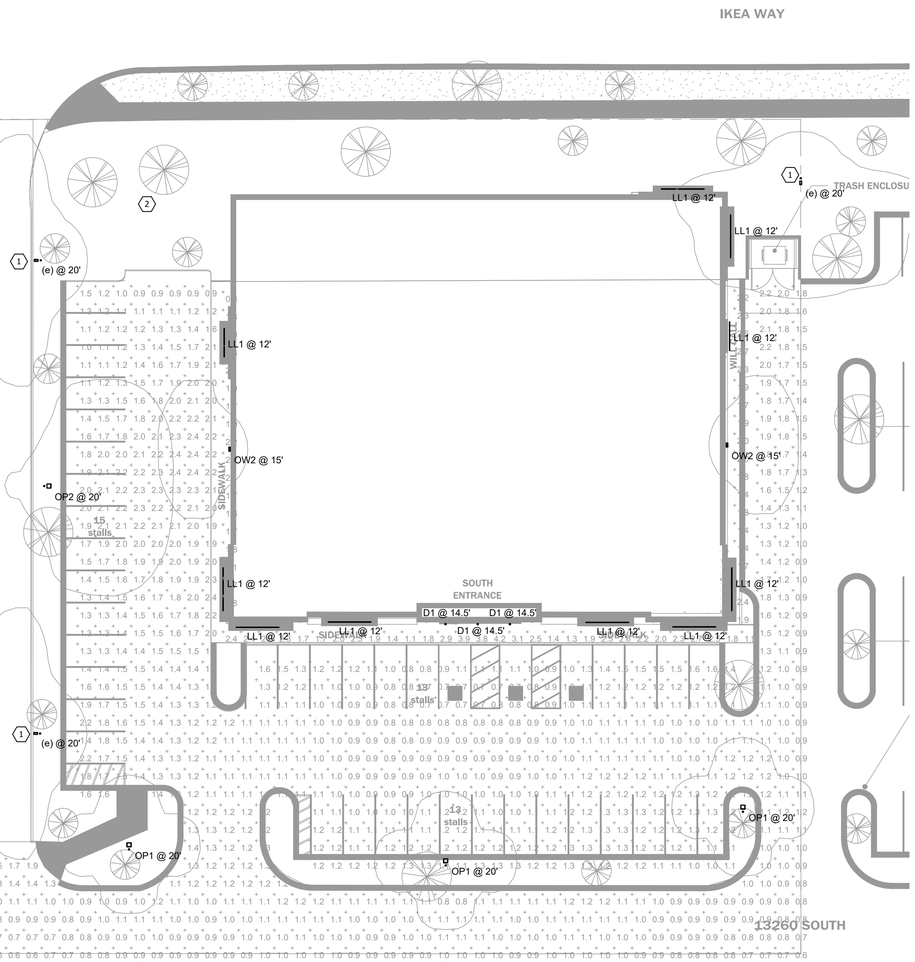
Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
▭	OW2		2	DSXW1 P4 40K T2M	5000 4000K 70CRI Type 2 Medium		1	4266	0.8	28.68	 Max: 3700cd
▯	(e)		3								
○	D1		3	LDN4 40/05 LO4AR LD	4IN LDN, 4000K, 500LM, CLEAR, MATTE DIFFUSE REFLECTOR, 80CRI		1	469	0.9	5.74	 Max: 496cd
▯	OP1		3	DSX1 LED P3 40K 80CRI T5W	D-Series Size 1 Area Luminaire P3 Performance Package 4000K CCT 80 CRI Type 5 Wide		1	13400	0.8	102.17	 Max: 8842cd
▯	OP2		1	DSX1 LED P2 40K 80CRI T3M	D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Type 3 Medium		1	8958	0.9	67.79	 Max: 7498cd
—	LL1		10	UNIFORM 1 STEP	UNI1-WL-I-100-30K-24V		1	201	0.7	1.61	 Max: 68cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Max/Avg
Property	+	1.2 fc	2.4 fc	0.6 fc	4.0:1	2.00
Walkway #1	+	2.0 fc	2.7 fc	1.3 fc	2.1:1	1.35
Walkway #2	+	2.2 fc	4.2 fc	0.8 fc	5.3:1	1.91

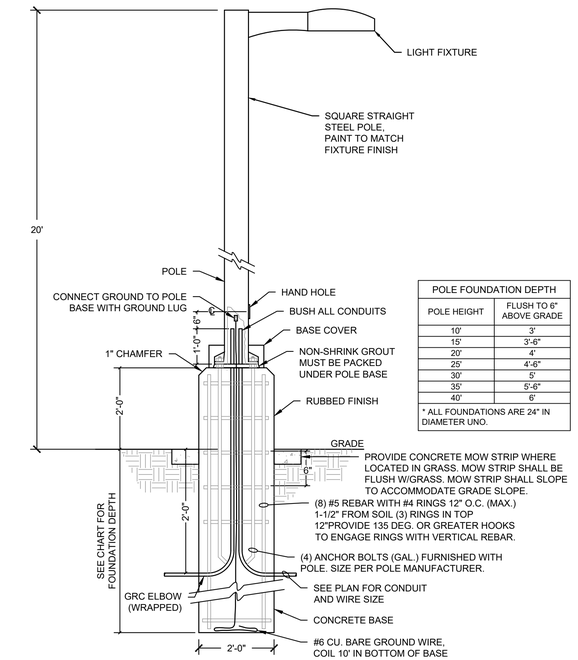
AFTER HOURS Statistics

Description	Symbol	Avg	Max	Min	Avg/Max	Max/Avg
Property	+	0.4 fc	1.1 fc	0.2 fc	0.4:1	2.75
Walkway #1	+	0.5 fc	0.9 fc	0.2 fc	0.6:1	1.80
Walkway #2	+	0.3 fc	0.7 fc	0.1 fc	0.4:1	2.33



1 ES001 SITE PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"



POLE FOUNDATION DEPTH	
POLE HEIGHT	FLUSH TO 6" ABOVE GRADE
10'	3'
15'	3'-6"
20'	4'
25'	4'-6"
30'	5'
35'	5'-6"
40'	6'

* ALL FOUNDATIONS ARE 24" IN DIAMETER UNO.

2 ES001 LIGHT POLE BASE DETAIL

NO SCALE

SEAL

REGISTERED PROFESSIONAL ENGINEER
12/9/25
No. 13961352-2202
ANDREW POWELL
STATE OF UTAH

ZONE ARCH Studio
239 N. 1250 W.
UNIT #3
CENTERVILLE, UT 84014

BASSETT FURNITURE DRAPER

51 W. Ikea Way
Draper, Utah 84020

DATE

PERMIT SET

DATE: 12/09/2025
PROJECT NO: 25.1123
DRAWN BY: N.LAST
CHECKED BY: J.HUMPHRIES

BRAWIRBOTOMEERIC PLAN

ES001

LITHONIA LIGHTING®

Catalog Number	D1
Notes	
Type	

LDN4 STATIC WHITE

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





Open Trim



Wallwash Trim

FEATURES & SPECIFICATIONS

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

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.
Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.
Two combination 1/2"–3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.
Accommodates 12"–24" joist spacing.
Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.
Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step MacAdam Ellipse; 80 CRI minimum. 90 CRI optional.
LED light source concealed with diffusing optical lens.
General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.
Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

UGR — UGR is zero for fixtures aimed at nadir with a cut-off equeal to or less than 60deg per CIE 117-1996 Discomfort Galre in Interior Lighting. UGR FAQs.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.
0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

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

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

GOVERNMENT PROCUREMENT — BAA – Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

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

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

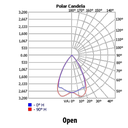
PERFORMANCE DATA

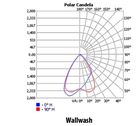
LDN4

Nominal	Lumens	Wattage	Lm/W
500	523.6	5.74	91.2
750	751.1	8.6	87.3
1000	1045	10.58	98.8
1500	1512	17.5	86.4
2000	2006	22.12	90.7
2500	2551	26.1	97.7
3000	3007	32.1	93.7
4000	4212	43	98.0

Notes
Tested in accordance with IESNA LM-79-08
Tested to current IES and NEMA standards under stabilized laboratory conditions
Based on LDN4 AR LSS 35K 80CRI

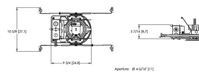
DISTRIBUTIONS





DIMENSIONS

LDN4 500-2000 Lumens



See page 4 for other fixture dimensions



D-Series Size 1
LED Area Luminaire

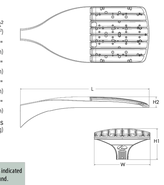
d^series

Catalog Number	OP1-OP2
Notes	
Type	

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

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.1" (81.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.
The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

design select

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

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature[1]	Color Rendering Index[1]	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** (this section 70CRI only) P1 P6 30K 3000K P2 P7 40K 4000K P3 P8 50K 5000K P4 P9 P5 27K 2700K **Rotated optics** P10[1] P12[1] 30K 3000K P11[1] P13[1] 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[1] T4M Type IV medium T4LG Type IV low glare[1] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[1] BLC4 Type IV backlight control[1] LCCO Left corner cutoff[1] RCCO Right corner cutoff[1]	MVOLT (120V-277V)[1,2] HVOLT (347V-480V)[1,2] XVOLT (277V – 480V)[1,2] 120[1,2,3] 208[1,2,3] 240[1,2,3] 277[1,2,3] 347[1,2,3] 480[1,2,3]	**Shipped included** SPA Square pole mounting (4ft drilling) RPA Round pole mounting (4ft drilling) SPA5 Square pole mounting #5 drilling[4] RPA5 Round pole mounting #5 drilling[4] SPA8N Square narrow pole mounting 8ft drilling WBA Wall bracket[10] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc[5,6,10,21] PIR High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc[5,6,21] PER NEMA twist-lock receptacle only (controls ordered separately)[11] PERS Five-pin receptacle only (controls ordered separately)[4,21]	PER7 Seven-pin receptacle only (controls ordered separately)[11,21] FAO Field adjustable output[15,21] BL30 Bi-level switched dimming, 30%[6,21] BL50 Bi-level switched dimming, 50%[6,21] DMG 0–10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17] DS Dual switching[6,18,21]	**Shipped installed** SPD20KV 20KV surge protection HS Houseside shield (black finish standard)[22] L90 Left rotated optics[7] R90 Right rotated optics[7] CCE Coastal Construction[23] HA 50°C ambient operation[24] BAA Buy America(n) Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V)[8] DF Double fuse (208, 240, 480V)[8] **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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D-Series Size 1
LED Wall Luminaire

d^series

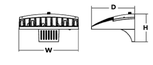
Catalog Number	OW2
Notes	
Type	

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Specifications

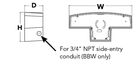
Luminaire

Width:	13-3/4" (34.9 cm)	**Weight:**	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		



Back Box (BBW, E20WC)

Width:	13-3/4" (34.9 cm)	**BBW Weight:**	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	**E20WC Weight:**	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and significant energy savings, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED P2 40K 70CRI T3M MVOLT SRM DDBTXD

DSXW1 LED

Series	Lumen Package	CCT	CRI	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	P1 2000 Lumens P2 2200 Lumens P3 3200 Lumens P4 4300 Lumens P5 5200 Lumens P6 7200 Lumens P7 10000 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K AMBPC Amber PC[1] AMBLW Amber LW[1,2]	70CRI 70CRI 80CRI 80CRI[1] AMCRI Amber CRI	T2S Type 2 Short T2M Type 2 Medium T3LG Type 3 Low Glare[1] T3M Type 3 Medium T4M Type 4 Medium TFTM Forward Throw Medium BLC3 Back Light Control Type 3[1] BLC4 Back Light Control Type 4[1]	MVOLT 120[1] 208[1,2] 240[1,2] 277[1,2] 347[1,2] 480[1,2,3] HVOLT[1]	**Shipped included** SRM Surface mounting bracket BBW Surface-mounted back box (for conduit entry)[11]	**Shipped installed** PE Photoelectric cell, button type[9] DMG 0–10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[12] PIR 180° motion/ambient light sensor, <15' mntg ht[8] PIRH 180° motion/ambient light sensor, 15–30' mntg ht[8] PIR1FC3V Motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 1fc[8] PIRH1FC3V Motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 1fc[8] E20WC 20 Watt Emergency battery backup (includes external component enclosure), CA Title 20 Compliant[10] E10WH 10 Watt Emergency battery backup (includes external component enclosure), CA title 20 compliant[10]

Other Options	Finish (required)
Shipped installed SF Single fuse (120, 277 or 347V)[2,11] DF Double fuse (208, 240 or 480V)[2,11] HS House-side shield[13] SPD Separate surge protection	**Shipped separately**[10] BSW Bird-deterrent spikes VG Vandal guard DDL Diffused drop lens
DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum	DSSXD Sandstone DDBTSD Textured dark bronze DBLBSD Textured black DNATSD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.
DSXW1HS U House-side shield (one per light engine)
DSXW1BW U Bird-deterrent spikes
DSXW1VG U Vandal guard accessory

NOTES
1 Only available with P1 and P6 Packages.
2 Not available with 57K.
3 Only Available with AMCRI.
4 Not available with HS Option.
5 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
6 Not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V, or PER. Not available with motion/ambient light sensors (PIR or PIRH). Not Available with DMG.
7 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory. Not Available with E20WC or E10WH.
8 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
9 Reference Motion Sensor table on page 3. Not available with DMG.
10 Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with SF and DF fusing. Not available with 347, 480, HVOLT voltage options. Emergency components located in back box housing. Not available with SRM.
11 Not available with E20WC and E10WH.
12 Also available as a separate accessory; see Accessories information.

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KELVIX

Complete Specification Sheet
CH-031-C

LL1 | CHANNEL



Channel 031-C

Extruded Aluminum Mounting Channel

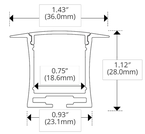
Specifications

Category	Rigid Channel
Series	Recessed
Family	CH-031-C
Width	1.43in (36.0mm)
Internal Width	0.75in (18.6mm)
Height	1.12in (28.0mm)
Material	Aluminum

Features

- Available in 2 Meter Sections
- Extruded Aluminum Construction
- Anodized Matte Finish
- Consult Factory for Custom Lengths & Finishes
- Mitered Corner Available Upon Request

Dimensions



Kelvix reserves the right to update the product specifications at any time. To maintain warranty, field modifications must follow approved Kelvix installation instruction.

Fixture Type _____
Project Name _____
Location _____

KELVIX

Complete Specification Sheet
Uniform Static White

LL1 | LINEAR LED



Uniform Static White

White Light Flexible Linear

Specifications

Category	Flexible Linear
Series	Uniform
Family	Static White
Diode	2835
Diode Pitch	73 LED/ft
CRI	90-98
CCT Options	1800K - 6500K
Input Voltage	24V DC
Width	0.47in (12mm)
Height	0.07in (1.8mm)
Width w/ Outdoor Jacket	0.57in (14.5mm)
Height w/ Outdoor Jacket	0.18in (4.5mm)
Width w/ End Cap	0.69in (17.5mm)
Height w/ End Cap	0.24in (6mm)
Max Run Length	46ft (14.0m)
Cut Intervals	1.31in (33.3mm)
Beam Angle	120°
Lumens per Foot	80-1449 lm/ft
Life Expectancy	50,000 Hour Life (L70)
Storage Temp.	-4°F (-20°C) to 158°F (70°C)
Operating Temp.	-4°F (-20°C) to 140°F (60°C)

Features

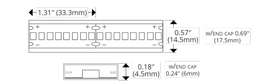
- Uses U2835 Diodes
- Create a Custom Fixture with Kelvix Channels
- 5-Year Warranty
- UL-Listed
- IP20 Indoor and IP65 Outdoor
- 3M™ Industrial Adhesive Backing
- For Use with 24V Power Supplies
- Dimmable Using Kelvix Power Supplies
- Offered 1-step, 2-step, and 3-step SDCM
- Suitable for installation in storage area of a clothes closet up to 3.4W/ft per NEC 410.16(C)

Description

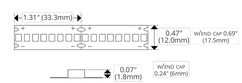
Our Uniform Static White series ensures single-bin color consistency across every output option and eliminates diode imaging when paired with any Kelvix channel.

Dimensions

OUTDOOR



INDOOR



Kelvix reserves the right to update the product specifications at any time. To maintain warranty, field modifications must follow approved Kelvix installation instruction.
Conforms to ANSI/UL Standard 2108
Certified to CAN/CSA Standard C22.2 No. 250.2

Fixture Type _____
Project Name _____
Location _____

SEAL
REGISTERED PROFESSIONAL ENGINEER
12/9/25
No. 13961352-2202
ANDREW POWELL
STATE OF UTAH

ZONE ARCH Studio
239 N. 1250 W.
UNIT #3
CENTERVILLE, UT 84014

BASSETT FURNITURE DRAPER
51 W. Ikea Way
Draper, Utah 84020

DATE

PERMIT SET

DATE: 12/09/2025
PROJECT NO: 25.1123
DRAWN BY: N.LAST
CHECKED BY: J.HUMPHRIES

DRAWING NO/ NUMERIC SPEC SHEETS

ES002

MEMO

To: Planning Commission
From: Maryann D. Pickering, AICP
Date: 2026-04-23
Re: Public Hearing: Jenson Farms Phase 4 Preliminary Subdivision Plat and Park Strip Deviation Requests (Administrative Items)

Comments:

This application is a request for approval of a Preliminary Subdivision Plat and Park Strip Deviation for approximately 11.74 acres located west of 700 West near the intersection of Rolling Hills Way and Junegrass Drive at approximately 11867 S. 700 West. The 700 West address is a holdover from the original property. The property is currently zoned R4. The applicant is requesting that the application be approved for the purpose of developing a 28-lot single family subdivision and a deviation to reduce the park strip width in two cul-de-sac areas that abut a city park.

The original Jenson Farms subdivision Rezoning application and Development Agreement were approved by the City Council in October 2017. The Agreement outlined a process for dedication of land to the city for a new park, road stubbing and street connections to the planned subdivision to the north and a chart showing the minimum number of different sized lots required in the subdivision. The preliminary plat approved in 2017 had six phases with a total of 85 lots. After the approval of the preliminary plat, Phases 4 and 5 (for a total of 28 lots) was sold to the Canyons School District for a potential school site. The school district has since sold the property to Ivory Homes who intends to develop the last 28 lots of the subdivision.

There was no modification of the lot development standards in the original approved Development Agreement. The proposed preliminary plat follows the original intent and lots sizes of the original Phases 4 and 5.

Park Strip Deviation:
Finding for approval:

1. The modification of the park strip is adequate and appropriate based on the proposed design.

Finding for denial:

1. The modification of the park strip is not adequate and not appropriate based on the proposed design.

Preliminary Subdivision Plat:

Findings for approval:

1. The proposed subdivision plat complies with DCMC Section 17-3-040(A).
2. The proposed subdivision plat complies with the standards and criteria found in Draper City Municipal Code, including, but not limited to, the subdivision ordinance, the land use ordinance, general plan, master street plan, and City standard specifications and design criteria.

Findings for denial:

1. The proposed subdivision plat does not comply with DCMC Section 17-3-040(A).
2. The proposed subdivision plat does not comply with the standards and criteria found in Draper City Municipal Code, including, but not limited to, the subdivision ordinance, the land use ordinance, general plan, master street plan, and City standard specifications and design criteria.

ATTACHMENTS:

04-23-2026 PC Report (Jenson Farms Ph 4).pdf

Development Review Committee
1020 East Pioneer Road
Draper, Utah 84020

STAFF REPORT
April 14, 2026

To: Draper City Planning Commission
Business Date: April 23, 2026

From: Development Review Committee

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

Re: Jenson Farms Phase 4 – Preliminary Subdivision Plat and Park Strip Deviation Requests

Application Nos.:	2025-0057-SUB and 2026-0043-VAR
Applicant:	Peter Gamvroulas of Ivory Homes
Project Location:	11867 S. 700 West
Current Zoning:	R4 (Single Family Residential, 10,000 sq. ft. minimum) Zone
Acreage:	Approximately 11.74 acres (approximately 511,394.4 sq. ft.)
Request:	Request for approval of a Preliminary Subdivision Plat for a 28 lot single family subdivision and a deviation to reduce the park strip width in two cul-de-sac areas that abut a city park.

SUMMARY AND BACKGROUND

This application is a request for approval of a Preliminary Subdivision Plat and Park Strip Deviation for approximately 11.74 acres located west of 700 West near the intersection of Rolling Hills Way and Junegrass Drive at approximately 11867 S. 700 West (Exhibits B and C). The 700 West address is a holdover from the original property. The property is currently zoned R4. The applicant is requesting that the application be approved for the purpose of developing a 28-lot single family subdivision and a deviation to reduce the park strip width in two cul-de-sac areas that abut a city park.

The original Jenson Farms subdivision Rezoning application and Development Agreement were approved by the City Council in October 2017. The Agreement outlined a process for dedication of land to the city for a new park, road stubbing and street connections to the planned subdivision to the north and a chart showing the minimum number of different sized lots required in the subdivision. The preliminary plat approved in 2017 had six phases with a total of 85 lots. After the approval of the preliminary plat, Phases 4 and 5 (for a total of 28 lots) was sold to the Canyons School District for a potential school site. The school district has since sold the property to Ivory Homes who intends to develop the last 28 lots of the subdivision.

There was no modification of the lot development standards in the original approved Development Agreement. The proposed preliminary plat follows the original intent and lots sizes of the original Phases 4 and 5.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Medium Density	Exhibit D
Current Zoning	R4	Exhibit E
Adjacent Zoning		
East	A5 (Agricultural)	
West	R4	
North	R4	
South	R4	

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

Residential Medium Density

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

According to Draper City Municipal Code (DCMC) Section 9-8-020, the purpose of the R4 zone is to *"permit medium to medium-high density residential developments with single-family homes. These zones are intended to foster thriving and well maintained neighborhoods that allow upscale single-family homes on smaller lots that require less maintenance and provide a balanced lifestyle."*

Subdivision Layout. The proposed subdivision plat and plans can be found in Exhibit F of this report. All 28 lots will be developed at one time and there will be no phasing of the project. A copy of the original approved development agreement can be found Exhibit G.

Table 2 Subdivision Design Requirements

Standard	DCMC and DA Requirements	Proposal	Notes
Number of Lots	51 lots max (DCMC) and 28 lots max (DA)	28 lots	

Lot/Parcel Size	10,000 sq. ft (DCMC) Varies (DA)	Smallest: 11,424 sq. ft. Largest: 41,764 sq. ft.	
Lot Width	80 ft	90 ft – 120 ft	
Lot Depth	5 to 1 (width to depth)	2 to 1 (greatest)	
Street Frontage	50 ft	Ranges from 65 ft to 120 ft	
Street Width	60 ft min	60 ft	
Street Ownership	Public	Public	
Easements			
PUE Front	7 feet	10 feet	
PUE Rear	7 feet	10 feet	
PUE Sides	7 feet	Ranges from 10 ft to 15 ft	

Circulation. The proposed street layout will include connections to two existing public streets and two new cul-de-sacs. The connections include Rolling Hills Way, which is the main access into Jenson Farms, and a connection to the Ivory Homes development to the north through Halls Creek Road (Exhibit G).

The road will be public and with an overall right of way width of 60 feet, the standard for a residential minor collector. This half width road profile includes a 25-foot drivable surface, 2½ foot curb and gutter, 10-foot park strip, and a 5-foot sidewalk on each side.

Fencing. No fencing is required by code for single-family developments located adjacent to other single-family neighborhoods. However, fencing is typically provided by Ivory Homes and will be permitted up to six feet in height. If any owner wants a fence taller than six feet, they will need to apply for a conditional use permit for the additional height.

Park Strip Deviation Request. The applicant has submitted a deviation request to Section 17-5-030(D) to the curb, gutter, and sidewalk design (Exhibit H). The request is to reduce the required park strip from 10 feet to five feet along two sections within each cul-de-sac. The areas where is it requested is adjacent to a city park and would not impact the park strip in front of residential properties.

The applicant is proposing to have this area of the reduction constructed with stamped concrete. Stamped concrete is an allowed material within the Development Agreement but there is no method to reduce a park strip. The deviation also includes placing a necessary retaining wall within the public right-of-way instead of the city park. The Parks Department has also asked that the retaining wall is located in the right-of-way instead of in the park.

Planning Commission can make an adjustment to the park strip design per Section 17-5-030(D). Ivory Homes has worked with the Engineering Department to develop this solution and Engineering is agreeable to the change.

Criteria For Approval.
Park Strip Deviation.
Subsection 17-5-030(D) of the DCMC contains criteria for review and potential approval of a park strip deviation. It allows the Planning Commission to make the modification based on the following:

D. Curbs, Gutters, Sidewalks: Curbs, gutters, and sidewalks shall be installed on existing and proposed streets by the subdivider in all subdivisions. The Planning Commission may, after receiving a recommendation from City staff, modify or waive the street design requirements.

Preliminary Plat
The criteria for review and potential approval of a preliminary subdivision plat request is found in Section 17-3-040(A) of the DCMC. This section depicts the standard of review for such requests as:

A. Planning Commission: The Planning Commission shall review the preliminary plat submittal and determine compliance with the standards and criteria set forth in this chapter and all other ordinances of Draper City, including, but not limited to, the land use ordinance, general plan, master street plan, and City standard specifications and design criteria. Review of the preliminary plat submittal shall follow the process outlined in section 17-1-080 of this title. After the fourth or final review, the preliminary subdivision plat application shall be scheduled for a public meeting. The Planning Commission shall make findings specifying any inadequacy in the application, noncompliance with City regulations, questionable or undesirable design or engineering, and the need for any additional information. The Planning Commission may review all relevant information pertaining to the proposed development, including fire protection, sufficient supply of culinary and secondary water to the proposed subdivision, sewer service, traffic considerations, and the potential for flooding. The Planning Commission shall hold a public meeting, and shall approve, approve with conditions or if the preliminary subdivision plat application does not meet City ordinances or sanitary sewer or culinary water requirements, deny the preliminary subdivision plat application.

B. Limitation Of Approval: Granting of preliminary plat approval shall not constitute a final acceptance of the subdivision by the City. Approval of the preliminary plat shall not relieve the subdivider of the responsibility to comply with all required conditions and ordinances, and to provide the improvements and easements necessary to meet all City standards and requirements.

REVIEWS

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

Building Division Review. The Draper City Building Division has completed their review of the Preliminary Subdivision Plat and Deviation 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 Preliminary Subdivision Plat and Deviation submission. Comments from these divisions, if any, can be found in Exhibit A.

Fire Division Review. The Draper City Fire Marshal has completed his review of the Preliminary Subdivision Plat and Deviation submission. Comments from him, if any, can be found in Exhibit A.

GIS Division Review. The Draper City GIS Division has completed their review of the Preliminary Subdivision Plat and Deviation submission. Comments from this division, if any, can be found in Exhibit A.

Geotechnical Review. The Draper City third party geotechnical consultant has completed his review of the Preliminary Subdivision Plat and Deviation submission. Comments from this division, if any, can be found in Exhibit A.

Parks and Recreation Review. The Draper City Parks and Recreation Department has completed their review of the Preliminary Subdivision Plat and Deviation submission. Comments from this division, if any, can be found in Exhibit A.

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

STAFF RECOMMENDATION

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

If the Planning Commission decides to approve the request, staff notes that the following additional requirements must be met prior to final approval and recordation of a Final

Subdivision Plat and development of the site:

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
3. Perimeter fencing details are provided as part of the final subdivision plat application.
4. Per DCMC Section 17-3-060, if the subdivider has not applied for Final Subdivision Plat approval, within one (1) year of the date of Preliminary Subdivision Plat approval, the Preliminary Subdivision Plat approval shall be void. The preliminary subdivision plat approval and deadline for submitting the final subdivision plat application may be extended up to twelve (12) months for good case shown if the subdivider petitions the Planning Commission for an extension prior to the expiration date. However, only one (1) twelve-month extension may be granted.

MODEL MOTIONS

Park Strip Deviation

Sample Motion for Approval – I move that we approve the Park Strip Deviation, as requested by Peter Gamvroulas of Ivory Homes, application 2026-0043-VAR, based on the findings for approval listed in the Staff Report dated April 14, 2026.

Findings for Approval:

1. The modification of the park strip is adequate and appropriate based on the proposed design.

Sample Motion for Modified Approval – I move that we approve the Park Strip Deviation, as requested by Peter Gamvroulas of Ivory Homes, application 2026-0043-VAR, based on the findings for approval listed in the Staff Report dated April 14, 2026, and as modified by the following additional findings:

1. (List any additional findings…)

Sample Motion for Denial – I move that we deny the Park Strip Deviation, as requested by Peter Gamvroulas of Ivory Homes, application 2026-0043-VAR, based on the findings for denial listed in the Staff Report dated April 14, 2026.

Findings for Denial:

1. The modification of the park strip is not adequate and not appropriate based on the proposed design.

Preliminary Subdivision Plat

Sample Motion for Approval – I move that we approve the Preliminary Subdivision Plat, as requested by Peter Gamvroulas of Ivory Homes, application 2025-0057-VAR, based on the findings for approval listed in the Staff Report dated April 14, 2026.

Findings for approval:

1. The proposed subdivision plat complies with DCMC Section 17-3-040(A).
2. The proposed subdivision plat complies with the standards and criteria found in Draper City Municipal Code, including, but not limited to, the subdivision ordinance, the land use ordinance, general plan, master street plan, and City standard specifications and design criteria.

Sample Motion for Modified Approval– I move that we approve the Preliminary Subdivision Plat, as requested by Peter Gamvroulas of Ivory Homes, application 2025-0057-VAR, based on the findings for approval listed in the Staff Report dated April 14, 2026 and as modified by the following additional findings:

1. (List any additional findings.)

Sample Motion for Denial – I move that we deny the Preliminary Subdivision Plat, as requested by Peter Gamvroulas of Ivory Homes, application 2025-0057-VAR, based on the findings for denial listed in the Staff Report dated April 14, 2026.

Findings for denial:

1. The proposed subdivision plat does not comply with DCMC Section 17-3-040(A).
2. The proposed subdivision plat does not comply with the standards and criteria found in Draper City Municipal Code, including, but not limited to, the subdivision ordinance, the land use ordinance, general plan, master street plan, and City standard specifications and design criteria.

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: 2026.04.15 16:15:01-06'00'

Draper City Public Works Department

Todd Draper
Digitally signed by Todd Draper
DN: C=US, E=todd.draper@draperutah.gov, O=Draper City Community Development Department, OU=Planning and Zoning, CN=Todd Draper
Date: 2026.04.15 15:16:23-06'00'

Draper City Planning Division

Don Buckley
Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draper.ut.us, O=Draper City Fire Department, OU=Fire Marshal, CN=Don Buckley
Date: 2026.04.16 10:06:25-06'00'

Draper City Fire Department

Draper City Legal Counsel

Matthew Symes
Digitally signed by Matthew Symes
DN: C=US, E=matt.symes@draperutah.gov, O=Draper City Corp., CN=Matthew Symes
Date: 2026.04.15 12:54:10-06'00'

Draper City Building Division

EXHIBIT A
DEPARTMENT REVIEWS

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

Planning Division Review.

1. No additional comments.

Building Division Review.

1. No additional comments.

Engineering and Public Works Divisions Review.

1. No additional comments.

Fire Division Review.

1. No additional comments.

GIS Division Review.

1. No additional comments.

Geotechnical Review.

1. No additional comments.

Parks and Recreation Review.

1. No additional comments.

EXHIBIT B
VICINITY MAP



Jenson Farms Phase 4 Preliminary Plat

11867 S. 700 West

0 0.08 0.16
mi

N

Date Printed: 4/10/2026

EXHIBIT C
AERIAL MAP



EXHIBIT D
LAND USE MAP

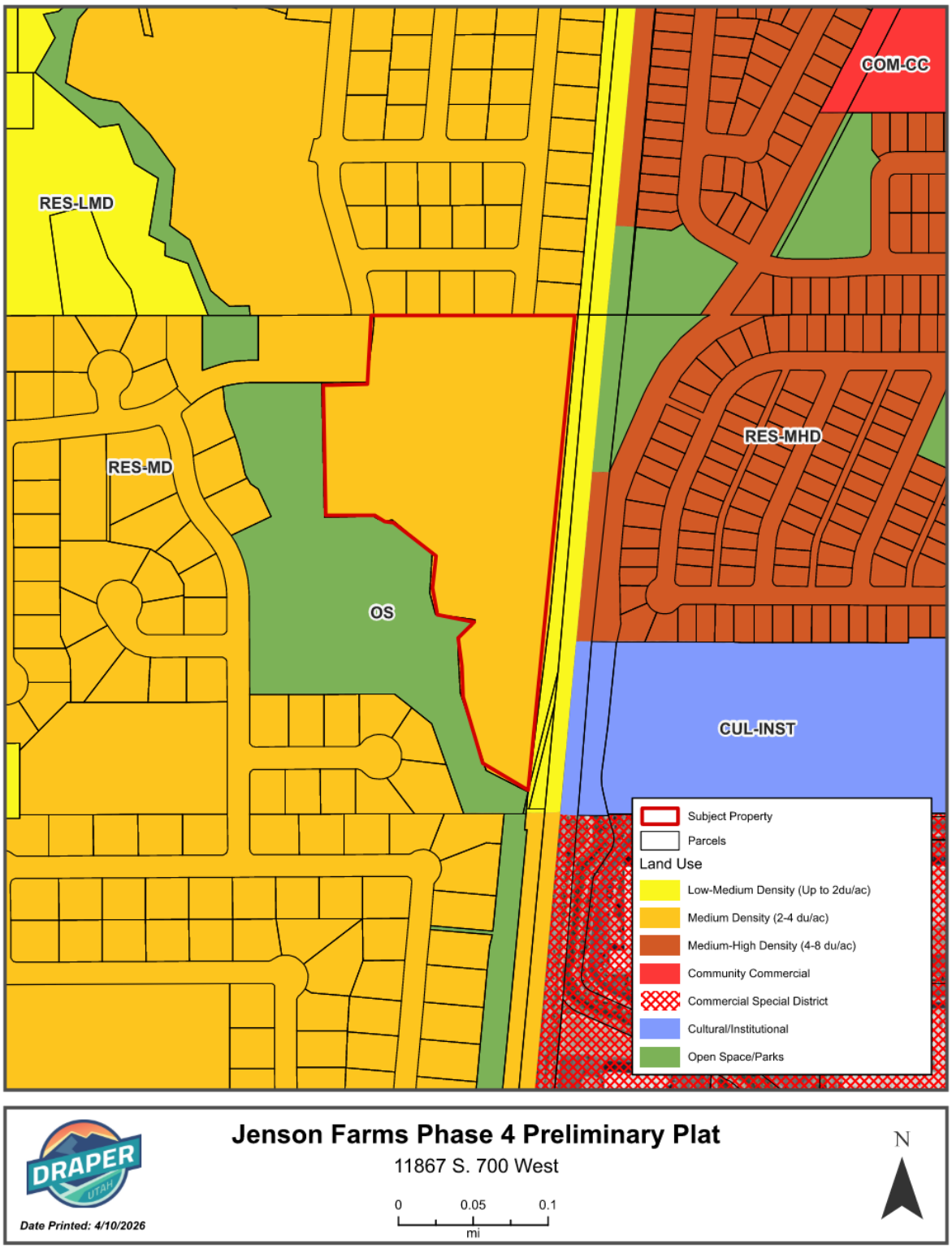


EXHIBIT E
ZONING MAP

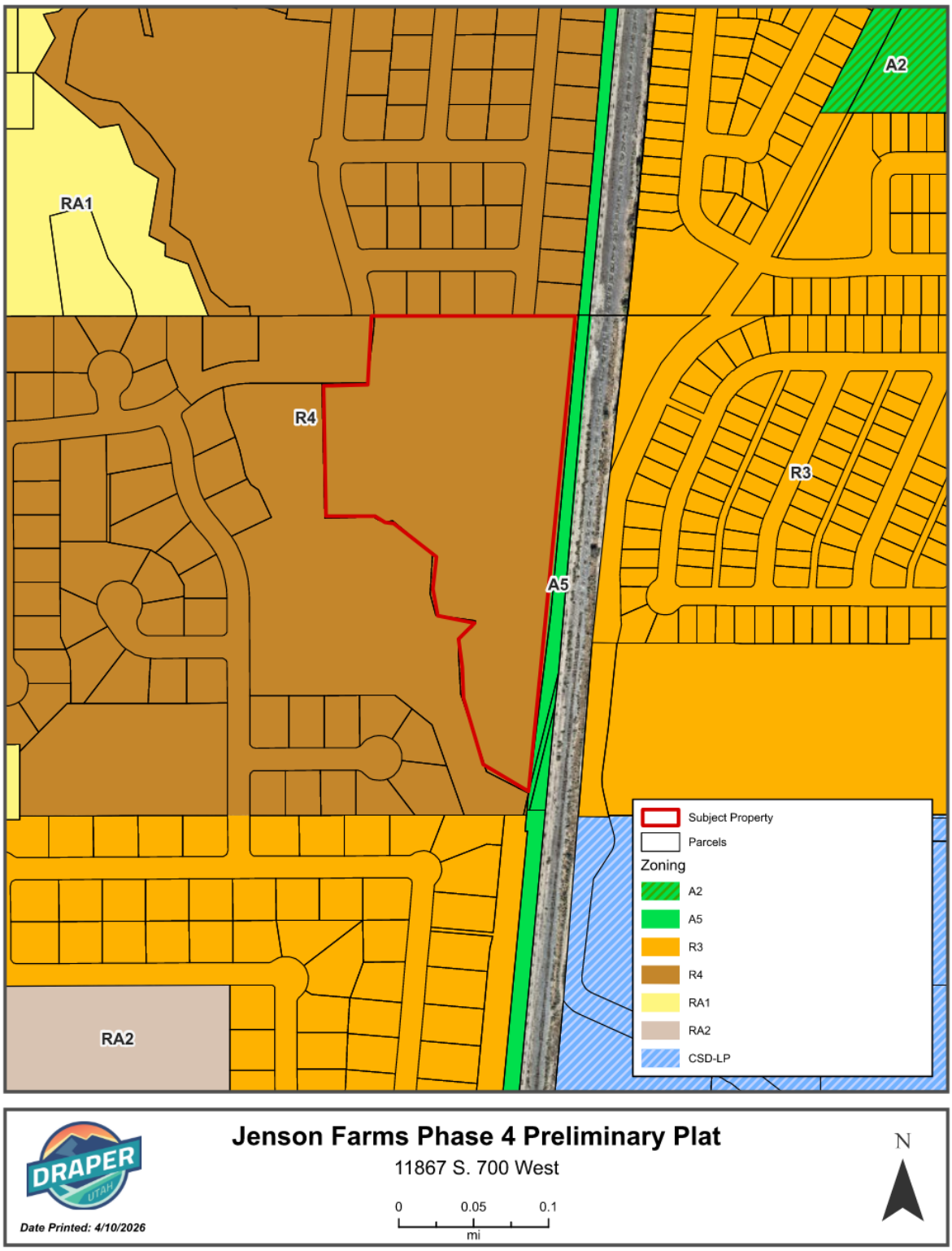
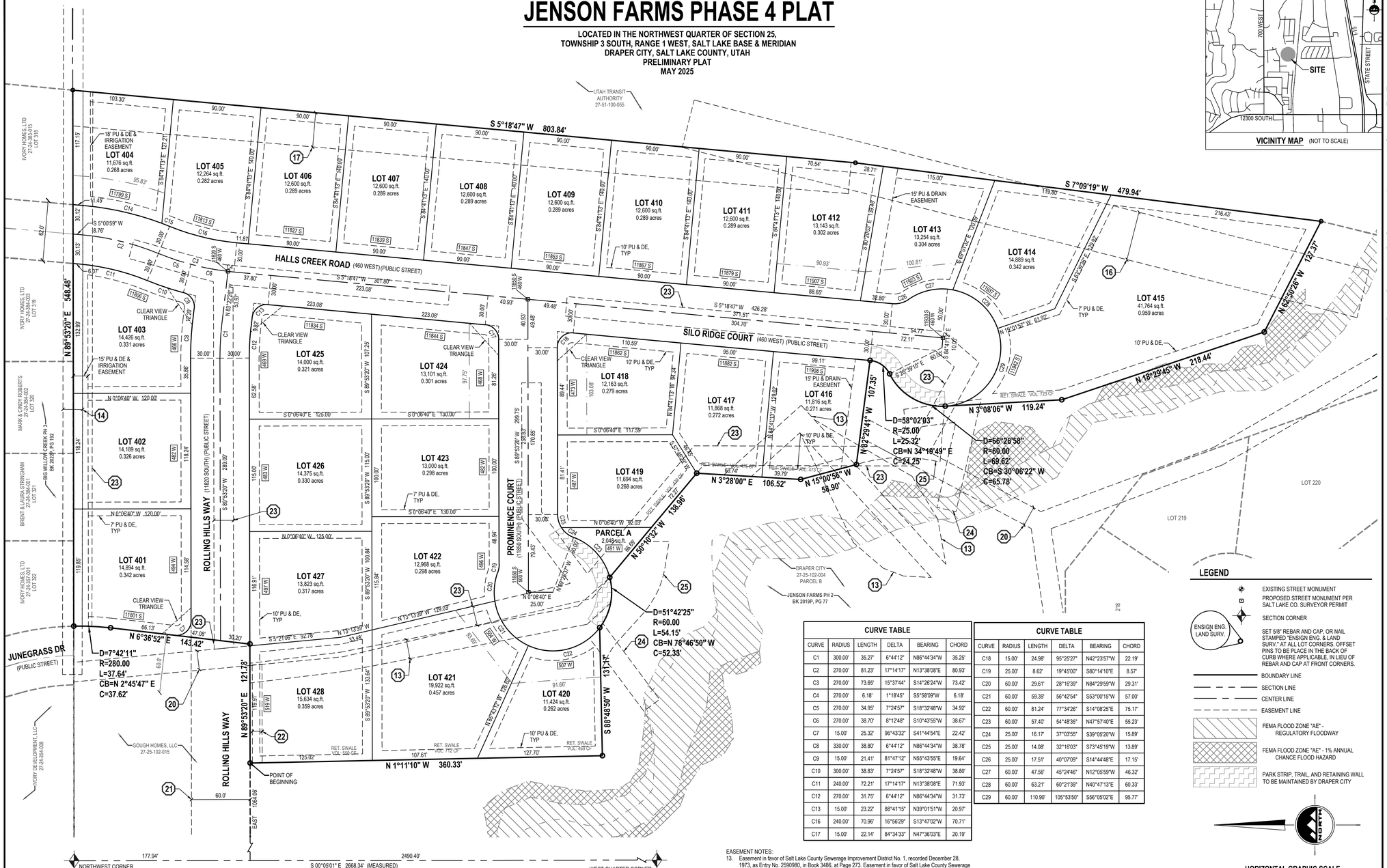


EXHIBIT F
PRELIMINARY SUBDIVISION PLAT

JENSON FARMS PHASE 4 PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH
PRELIMINARY PLAT
MAY 2025



VICINITY MAP (NOT TO SCALE)

SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS**, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. **286882** in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act. I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorders office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at the northeast corner of Parcel B of Jenson Farms Phase 2 Subdivision, recorded in Book 2019P at Page 77 in the Office of the Salt Lake County Recorder, said point being South 00°05'01" East 177.94 feet along the section line and East 1,064.06 feet from the Northwest Corner of Section 25, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°53'20" East 121.78 feet;
thence North 06°36'52" East 143.42 feet;
thence Northeasterly 37.64 feet along the arc of a 280.00 foot radius curve to the left (center bears North 83°23'08" West and the chord bears North 02°45'47" East 37.62 feet with a central angle of 07°42'11") to the southerly boundary line of Big Willow Creek Phase 3 Subdivision, recorded in Book 2022P at Page 192 in the Office of the Salt Lake County Recorder;
thence North 89°53'20" East 548.48 feet along said southerly boundary line to the westerly boundary line of the Utah Transit Authority Property;
thence along said westerly boundary line the following two (2) courses:
(1) South 05°18'47" West 803.84 feet;
(2) South 07°09'19" West 479.94 feet to a point on the easterly boundary line of said Parcel B of Jenson Farms Phase 2 Subdivision;
thence along said easterly boundary line the following twelve (12) courses:
(1) North 62°50'26" West 127.37 feet;
(2) North 18°29'45" West 218.44 feet;
(3) North 03°08'06" West 119.24 feet;
(4) Northeasterly 69.62 feet along the arc of a 60.00 foot radius curve to the right (center bears North 86°51'54" East and the chord bears North 30°06'22" East 65.78 feet with a central angle of 66°28'57");
(5) Northeasterly 25.32 feet along the arc of a 25.00 foot radius curve to the left (center bears North 26°39'10" West and the chord bears North 34°19'49" East 24.25 feet with a central angle of 58°02'03");
(6) North 82°29'41" West 107.35 feet;
(7) North 15°00'56" West 58.90 feet;
(8) North 03°28'00" East 106.52 feet;
(9) North 50°10'32" West 138.96 feet;
(10) Northwesterly 54.15 feet along the arc of a 60.00 foot radius curve to the right (center bears North 14°38'02" West and the chord bears North 78°46'50" West 52.33 feet with a central angle of 51°42'24");
(11) South 88°48'50" West 131.17 feet;
(12) North 01°11'10" West 360.33 feet to the point of beginning.

Contains 511,466 Square Feet or 11.742 Acres and 28 Lots and 1 Parcel

PROFESSIONAL LAND SURVEYOR — No. 286882 — PATRICK M. HARRIS — STATE OF UTAH — 12/9/25

12/9/2025
DATE

PATRICK M. HARRIS
P.L.S. 286882

LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT PER SALT LAKE CO. SURVEYOR PERMIT
- SECTION CORNER
- SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS. OFFSET PINS TO BE PLACE IN THE BACK OF CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- FEMA FLOOD ZONE "AE" - REGULATORY FLOODWAY
- FEMA FLOOD ZONE "AE" - 1% ANNUAL CHANCE FLOOD HAZARD
- PARK STRIP, TRAIL, AND RETAINING WALL TO BE MAINTAINED BY DRAPER CITY

ENSIGN ENG. LAND SURV.

NORTH

HORIZONTAL GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

OWNER'S DEDICATION

Know all men by these presents that I / we, the undersigned owner (s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and street as shown on this plat and said plat

JENSON FARMS PHASE 4 PLAT

and do hereby dedicate, grant and convey to Draper City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trails or easements, or of similar designation.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____, A.D., 20_____.

GOUGH HOMES, LLC

_____.

By: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____, A.D. 20_____, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____, A LIMITED LIABILITY COMPANY AND THAT _____ SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____
NAME: _____
NO: _____
A NOTARY PUBLIC COMMISSION IN UTAH

_____
NOTARY PUBLIC
RESIDING IN _____ COUNTY

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	300.00'	35.27'	6°44'12"	N86°44'34"W	35.25'
C2	270.00'	81.23'	17°14'17"	N13°38'08"E	80.93'
C3	270.00'	73.65'	15°37'44"	S14°26'24"W	73.42'
C4	270.00'	6.18'	1°18'45"	S5°58'09"W	6.18'
C5	270.00'	34.95'	7°24'57"	S18°32'48"W	34.92'
C6	270.00'	38.70'	8°12'48"	S10°43'55"W	38.67'
C7	15.00'	25.32'	96°43'32"	S41°44'54"E	22.42'
C8	330.00'	38.80'	6°44'12"	N86°44'34"W	38.78'
C9	15.00'	21.41'	81°47'12"	N55°43'55"E	19.64'
C10	300.00'	38.83'	7°24'57"	S18°32'48"W	38.80'
C11	240.00'	72.21'	17°14'17"	N13°38'08"E	71.93'
C12	270.00'	31.75'	6°44'12"	N86°44'34"W	31.73'
C13	15.00'	23.22'	88°41'15"	N39°01'51"W	20.97'
C16	240.00'	70.96'	16°56'29"	S13°47'02"W	70.71'
C17	15.00'	22.14'	84°34'33"	N47°36'03"E	20.19'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C18	15.00'	24.98'	95°25'27"	N42°23'57"W	22.19'
C19	25.00'	8.62'	19°45'00"	S80°14'10"E	8.57'
C20	60.00'	29.61'	28°16'39"	N84°29'59"W	29.31'
C21	60.00'	59.39'	56°42'54"	S53°00'15"W	57.00'
C22	60.00'	81.24'	77°34'26"	S14°08'25"E	75.17'
C23	60.00'	57.40'	54°48'35"	N47°57'40"E	55.23'
C24	25.00'	16.17'	37°03'55"	S39°06'20"W	15.89'
C25	25.00'	14.08'	32°16'03"	S73°45'19"W	13.89'
C26	25.00'	17.51'	40°07'09"	S14°44'48"E	17.15'
C27	60.00'	47.56'	45°24'46"	N12°05'59"W	46.32'
C28	60.00'	63.21'	60°21'39"	N40°47'13"E	60.33'
C29	60.00'	110.90'	105°53'50"	S56°05'02"E	95.77'

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

ENBRIDGE GAS UTAH - NOTE
Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

PLAT NOTES:
1. BASEMENT ELEVATIONS SHALL BE A MINIMUM OF THREE FEET ABOVE HIGHEST GROUNDWATER ELEVATION. ELEVATIONS SHALL BE PUT ON THE PLAT, INCLUDING A DIMENSION FROM CURB ELEVATION.
2. SUBJECT PROPERTY LOCATED WITHIN FEMA ZONE "X", AS SHOWN ON FIRM MAP NUMBERS 49035044ZG AND 49035041G WITH AN EFFECTIVE DATES OF SEPTEMBER 25, 2009.
3. ALL SUBSURFACE DRAINS OR LAND DRAINS WILL BE MAINTAINED BY THE LOT OWNER.
4. ANY EASEMENT WITHIN AN AREA TO BE DEDICATED AS PUBLIC RIGHT-OF-WAY SHALL BE VACATED BY SEPARATE DOCUMENT AT THE TIME THE PLAT IS RECORDED.
5. NOTICE TO PROPERTY OWNERS: INDIVIDUAL PROPERTY OWNERS ARE REQUIRED TO PLANT AND MAINTAIN STREET TREES ADJACENT TO OR ON THEIR PROPERTY IN COMPLIANCE WITH THE APPROVED STREET TREE PLAN FOR THE SUBDIVISION ON FILE IN THE COMMUNITY DEVELOPMENT OFFICE OF DRAPER CITY.
6. PARCEL A TO BE OWNED AND MAINTAINED BY DRAPER CITY.
7. PER THE SLOPE ANALYSES BY IGES THE HOMES ADJACENT TO THE TOP OF SLOPES SHALL BE CONSTRUCTED WITH BASEMENTS.
8. THE SETBACK OF THE BOTTOM OF THE FOUNDATION OF THE HOME FROM THE FACE OF ANY SLOPE STEEPER THAN 3H:1V SHOULD BE ONE THIRD THE HEIGHT OF THE SLOPE WITH THE SETBACK DISTANCE NOT EXCEEDING 20 FEET.
9. THE SETBACK OF FOUNDATIONS FROM HOMES AT THE BOTTOM OF SLOPES STEEPER THAN 3H:1V SHOULD BE ONE HALF THE HEIGHT OF THE SLOPE WITH THE SETBACK DISTANCE NOT EXCEEDING 15 FEET.
10. ANY REAR LOT RETENTION BASIN SHALL BE MAINTAINED BY THE LOT OWNERS IN PERPETUITY FOR ALL STORM WATER. STORMWATER MAINTENANCE AGREEMENT APPLIES TO ALL LOTS. LONG-TERM STORMWATER MANAGEMENT PLAN AND AGREEMENT RECORDED AS ENTRY NO. _____, BOOK: _____ AND PAGE: ____.

EASEMENT NOTES:
13. Easement in favor of Salt Lake County Sewerage Improvement District No. 1, recorded December 28, 1973, as Entry No. 2590980, in Book 3486, at Page 273. Easement in favor of Salt Lake County Sewerage Improvement District No. 1, recorded May 30, 1975 as Entry No. 2712682, Book 3875 at Page 27.
14. Sewer Easement in favor of Salt Lake County Sewerage Improvement District No. 1, recorded June 4, 1996, as Entry No. 6374431, in Book 7415, at Page 85.
15. Easement Agreement by and between Draper Industrial Park L.C., Frampton Properties, Ltd, recorded June 4, 1996, as Entry No. 6374432, in Book 7415, at Page 88. (blanket in nature)
16. Easement in favor of Pacificorp, recorded June 10, 2004, as Entry No. 9085918, in Book 8999, at Page 3916.
17. Right of Way and Easement Grant in favor of PacifiCorp, recorded May 3, 2010, as Entry No. 10946076, in Book 9822, at Page 8936.
20. Easements in favor of South Valley Sewer District, recorded February 7, 2019 as Entry No. 12930562 in Book 10751 at Page 1267 and recorded February 11, 2019 as Entry No. 12932107 in Book 10751 at Page 8333 and recorded February 11, 2019 as Entry No. 12932108 in Book 10751 at Page 8338.
21. Grant of Temporary Construction and Public Access Easement in favor of Draper City, recorded December 9, 2019 as Entry No. 13142172 in Book 10869 at Page 8274.
22. Public Utility and Private Sanitary Sewer Lateral Easement, recorded April 4, 2024 as Entry No. 14224580 in Book 11482 at Page 6189.
23. Sanitary Sewer Easement in favor of Jordan Basin Improvement District, recorded _____, Entry No. _____, Book _____, Page _____.
24. Storm Drain Easement, recorded _____, Entry No. _____, Book ____, Page ____.
25. Drainage Basin Easement, recorded _____, Entry No. _____, Book _____, Page ____.

DEVELOPER
IVORY HOMES
978 E WOODOAK LANE
SALT LAKE CITY, UT 84117
PHONE; 801.747.7000

RECORD OF SURVEY
ROS NO.: **S-2020-11-0834**
COUNTY SURVEYOR REVIEWER — DATE

ENSIGN — THE STANDARD IN ENGINEERING
SANDY 45 W 10000 S, Suite 500 Sandy, UT 84070 Phone: 801.255.0529 WWW.ENSIGNENG.COM
LAYTON Phone: 801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 1
PROJECT NUMBER : 7074M
MANAGER : RQR
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 12/9/25

JENSON FARMS PHASE 4 PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

EASEMENT APPROVAL
CENTURYLINK — DATE
ROCKY MOUNTAIN POWER — DATE
ENBRIDGE GAS UTAH — DATE
COMCAST — DATE

JORDAN BASIN IMPROVEMENT DISTRICT APPROVAL
APPROVED THIS _____ DAY OF _____, 20_____.
BY JORDAN BASIN IMPROVEMENT DISTRICT .
JORDAN BASIN IMPROVEMENT DISTRICT MANAGER

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, 20_____.
BY DRAPER CITY PLANNING COMMISSION
CHAIR, DRAPER CITY PLANNING COMMISSION

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL
APPROVED THIS _____ DAY OF _____, 20_____.
BY SALT LAKE VALLEY HEALTH DEPARTMENT.
SALT LAKE VALLEY HEALTH DEPARTMENT

CITY ENGINEER APPROVAL
APPROVED THIS _____ DAY OF _____, 20_____.
BY DRAPER CITY ENGINEER.
DRAPER CITY ENGINEER

CITY MAYOR APPROVAL
PRESENTED TO THE MAYOR AND DRAPER CITY COUNCIL THIS _____ DAY OF _____ A.D.,20_____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
ATTEST: CLERK — MAYOR

CITY ATTORNEY'S APPROVAL
APPROVED THIS _____ DAY OF _____, 20_____.
BY DRAPER CITY ATTORNEY
DRAPER CITY ATTORNEY

SALT LAKE COUNTY RECORDER
RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF : _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEES
DEPUTY SALT LAKE COUNTY RECORDER

EXHIBIT G
APPROVED DEVELOPMENT AGREEMENT

10/NF

12633923
10/10/2017 03:39 PM $0.00
Book - 10607 Pg - 5342-5351
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
CITY OF DRAPER
1020 E PIONEER RD
DRAPER UT 84020
BY: RWP, DEPUTY - MA 10 P.

When Recorded, Return to:
Bowler Properties, LC
Randy Bowler
P.O. Box 2111
West Jordan, Utah 84084

Affecting Tax Parcels No.: 27251000540000

JENSON FARMS
SUBDIVISION DEVELOPMENT AGREEMENT
(11875 South 700 West)

For ten dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, THIS SUBDIVISION DEVELOPMENT AGREEMENT FOR JENSON FARMS ("Agreement") is made and entered into as of the 3rd day of October, 2017, by and between Draper City, a municipal corporation of the State of Utah, ("City"), and Bowler Properties, L.C., a Utah limited liability company ("Developer"), sometimes referred to jointly herein as "Parties."

RECITALS:

A. Developer is under contract to purchase real property within the City located at 11875 South and 700 West more particularly described in **Exhibit "A"** (legal description of the property) attached hereto and incorporated herein by this reference ("Property").

B. Developer and the City desire that the Property be developed in a unified and consistent fashion according to the terms set forth herein.

C. Developer has pending a zone amendment application for purposes of amending the zoning of the Property to R-4.

D. Developer and the City have cooperated in the preparation of this Agreement and desire to enter into this Agreement to specify the rights and responsibilities of Developer to develop the Property as expressed in this Agreement and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this Agreement.

E. The Parties understand and intend that this Agreement is a "development agreement" within the meaning of, and entered into pursuant to the terms of Utah Code Ann. §10-9a-102.

AGREEMENT:

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. Recitals Incorporated.

The above Recitals are integrated into the terms and conditions of this Agreement.

2. Development Requirements.

Subject to the City's approval of the Project as a subdivision, together with all necessary zoning changes, entitlements and approvals, and subject to the terms and conditions of this Agreement, Developer shall proceed with the Project as follows:

a. Compliance with City Ordinances and Development Requirements. The Project shall be developed in accordance with the ordinances and development requirements, standards and specifications of the City governing preliminary and final subdivisions. All required plats, drawings and other supporting documents for the Project, and each phase thereof, shall be prepared and submitted to the City for its review and approval.

b. Dedication or Donation. Prior to or simultaneously with recording of the final plat for the Project, or any phase thereof, at the office of the Salt Lake County Recorder, Developer agrees to dedicate, transfer or donate to the City all required easements for the purpose of constructing, installing, operating and maintaining public utilities and improvements of every nature and kind as determined necessary by the City. Additionally, Developer agrees to dedicate, transfer or donate to the City an area of approximately (2.8) total acres of open space ("Open Space") within the Project to be used for trails, passive open space, and creek preservation and maintenance as set forth on the depiction attached hereto as **Exhibit "B"** (Concept Plat) and incorporated herein by this reference. Trails in the public right of way and within the deeded Open Space as depicted in **Exhibit "B"** shall be installed by Developer. The exact details to the cross section of the trails and streets will be approved as part of the planning and engineering approval. It is anticipated that the trails will be built 10 ft. wide concrete trails. The Developer shall endeavor to reasonably preserve, and if disturbed then to be restore, the existing native landscape in the Open Space area. Developer shall construct the trail within such designated Open Space as part of the subdivision and in accordance with the City's standards.

c. Road Stubbing. Developer agrees, as part of the Project, to construct two public roads, as shown on the concept plan, **Exhibit "B"**, to the northern edge in the development to better provide connectivity to the adjacent parcel to the north. The development may be phased as indicated on the attached concept plan, however a connection shall be made to the street shown as Junegrass Drive on the Willow Creek subdivision as part of Phase 1 of the Project.

d. Lot Density. Developer's project for development of the Property as set forth in this Agreement is to be known as Jenson Farms ("Project") and shall consist of a maximum of eighty six (85) single-family lots on approximately 48.61 acres with a maximum density of 2.1 units per acre. The exact break out of lot sizes is on the attached concept plat map **"Exhibit B"**, also indicated in the following table:

LOT BREAKDOWN TABLE	
LOT SIZE	NO. OF LOTS
10,000 - 13,000	44
13,000 - 22,000	40
22,000 and above	1
TOTAL	85
TOTA LOT AREA	39.482
TOTAL AREA	48.611
PARK AND CHURCH AREA	9.129
UNITS PER ACRE WITHOUT PARK & CHURCH AREAS	2.1

3. Concept Plan. Approval of this development agreement satisfies the requirement for a concept plan as required by DCMC 17-2.

4. Construction Standards and Requirements. All Construction shall be conducted and completed in accordance with the ordinances and development standards of the City. All required improvements for the Project shall be constructed in accordance with the City's construction standards and specifications for this Project and all required public improvements and easements shall be dedicated to the City; provided, however, maximum road widths for the Project shall be sixty feet (60') road right-of-way, and a ten foot (10') park strip along each street. If needed, and where applicable, the 10 foot (10') park strip can be reduced to no less than five feet (5') as needed for the proposed trail connections where the trail is wider than the normal sidewalk. Prior to commencing any construction or development, or acceptance, of any building, structures or other work or improvements within the Project, the Developer shall secure any and all permits which may be required by the City, Federal, State, or any other governmental entity having jurisdiction over the work. The Developer shall construct, or cause to be constructed, all improvements for the Project in conformity with all applicable federal, state and/or local laws, rules and regulations. Any park strips that are not adjacent to private lot or park land, which are to be maintained by City, shall have low maintenance improvements, such as stamped concrete.

5. Payment of Fees. The Developer shall accept and pay all required fees to the City in a timely manner pertaining to the Project or any portion thereof.

6. Impact Fees. The City shall not charge Developer impact fees based on Open Space acreage dedicated to the City pursuant to this Agreement, or the acreage which the City will purchase and improve as a park, as more fully set forth in this Agreement. The Developer shall pay impact fees for all residential lots located within the development.

7. Reimbursement for "Upsizing". The City shall not require Developer to "upsize" any public improvements (i.e., to construct the improvements to a size larger than required or not necessary to service the Project) unless financial arrangements reasonably acceptable to Developer and the City are made to compensate Developer for the costs associated with upsizing the improvements. In the event any off-site infrastructure or on-site infrastructure designed, constructed, or developed by Developer are oversized at the City's request and are oversized for the benefit of any property other than the Property, Developer shall be entitled to reimbursement from the City for the portion of the costs attributable to the oversizing of such improvements within ninety (90) days of submitting an invoice of acceptance by the City of the infrastructure dedication.

8. City Obligations.

Subject to the Developer complying with all of the City's Ordinances, rules, regulations and the provisions of this Agreement, the City agrees to:

a. Provide standard municipal services to the Project including police and fire protection, subject to payment of all fees and charges invoiced or levied therefore by the City.

b. Work in good faith with the Developer to follow the standard development review and approval process for residential subdivisions, including preliminary and final plat.

c. Cause the City's administrative personnel, with reasonable diligence, to take or cause to be taken all actions required or advisable to be taken preparatory to, but not including, final legislative action by the City Council or the Planning Commission, in connection with adoption of the pending zone

amendment for the Property and approval of this Agreement. Developer and/or owners (or their respective successor-in-title) of all or any part of the Property shall have the vested right (i) to have preliminary and final subdivision and construction plats and site plans reviewed and, if found to meet the standards and criteria set forth in this Agreement and in the City's ordinances, approved; and (ii) to develop and construct the Project in accordance with the densities as vested in under the terms and conditions of this Agreement.

d. To fulfill the City obligations referenced in the "Agreement Of Sale And Purchase" dated June 6, 2017 to purchase 5.68 acres of land in the development of a City park.

e. Maintain all utilities, roads, Open Space and other infrastructure and improvements dedicated to the City as part of the Project.

9. Assignment.

The Developer shall not assign this Agreement or any rights or interests herein without the prior written consent of the City.

10. Default. If Developer or the City materially fails to perform their respective obligations hereunder or to comply with the material terms hereof (a "Default"), the party believing that a Default has occurred shall provide notice to the other party. Said notice of Default shall, (1) specify the claimed event of Default; (2) identify the provisions of this Agreement claimed to be in Default; (3) identify why the Default is material; and (4) (optional) propose a method and time for curing the Default. Upon the issuance of a Notice of Default, the parties shall engage in a "Meet and Confer". If the issue is not resolved during the "Meet and Confer" process, the parties shall engage in a mediation process. If a mediation process is necessary based on the foregoing, the parties shall appoint a mutually acceptable mediator within ten (10) days of the "Meeting and Confer". If the parties are unable to agree on a single acceptable mediator, each shall, within ten (10) days, appoint their own representative. These two representatives shall choose the single mediator. Developer shall pay the fees of the chosen mediator. After being named mediator, such individual shall within fifteen (15) days, review the positions of the parties regarding the mediation issues and promptly attempt to mediate the issue between the parties. If the parties are unable to reach agreement, the mediator shall notify the parties in writing of the resolution that the mediator deems to be appropriate. The mediator's opinion shall not be binding on the parties. If the parties are not able to resolve the Default by "Meet and Confer" or by mediation then the parties may have all rights and remedies available in equity, including, but not limited to, injunctive relief, and specific performance. Neither party shall be entitled to damages of any nature, which are hereby waived.

11. Notice.

Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such party at its address shown below:

To the Developer:
Bowler Properties L.C., Attn. Randy H. Bowler
P.O. Box 2111
West Jordan, Utah 84084

To City:
Draper City Attn: City Manager
1020 Pioneer Rd
Draper, UT 84020

Any party may change its address for notice by giving written notice to the other party in accordance with provisions of this Section.

12. Attorneys' Fees.

In the event of any lawsuit between the parties hereto arising out or relating to this Agreement, or any of the documents provided for herein, the prevailing party or parties shall be entitled, in addition to the equitable remedies, if any, awarded in such proceeding, to recover reasonable attorneys' fees and costs.

13. Integration.

This Agreement, together with the exhibits hereto, integrates all of the terms and conditions pertaining to the subject matter hereof and supersedes all prior negotiations, representations, promises, inducements or previous agreements between the parties hereto with respect to the subject matter hereof. Any amendments hereto must be in writing and signed by the perspective parties hereto.

14. Headings.

The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein.

15. No Third Party Rights/No Joint Venture. This Agreement does not create a joint venture relationship, partnership or agency relationship between the City and Developer. Further, the parties do not intend this Agreement to create any third-party beneficiary rights. The parties acknowledge that this Agreement refers to a private development and that the City has no interest in, responsibility for or duty to any third parties concerning any improvements to the Property unless the City has accepted the dedication of such improvements at which time all rights and responsibilities for the dedicated public improvement shall be the City's.

16. Binding Effect.

This Agreement shall inure to the benefit of, and be binding upon the parties hereto and their respective heirs, representatives, officers, agents, employees, successors and assigns (if any assignments are allowed as provided hereinabove).

17. No Guarantee of Rezone

The City makes no representations that the request of Developer to have the Property rezoned will be approved by the Draper City Council. Therefore, this Agreement shall not be binding upon Developer unless the request for a rezone of the Property to the R-4 zone is approved by the Draper City Council. The rezone of the property by the City Council shall not be valid until this Development Agreement is recorded. This Development Agreement shall be recorded within 30 days of the decision to rezone by the City Council.

18. Agreement to be Recorded.

Upon the approval of the rezone of the Property to the R-4 zone by the Draper City Council, this Agreement may be recorded against the Property and shall be deemed to run with the land and shall be binding on all successors and assigns of Developer in the ownership or development of any portion of the Property.[*signatures on following page(s)*]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first hereinabove written.

Developer:

BOWLER PROPERTIES L.C.,
a Utah limited liability company

By: Randy H. Bowler
Name: Randy H. Bowler
Its: Manager

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On this 3 day of October, 2017, personally appeared before me Randy Bowler, known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he/she is the Manager of Bowler Development L.C., a Utah limited liability company, and acknowledged to me that said limited liability company executed the same.

Hazel Dunsmore
Notary Public

HAZEL DUNSMORE
Notary Public
State of Utah
Comm. No. 673201
My Comm. Expires Jan 22, 2018

City:
DRAPER CITY

By
Troy K. Walker, Mayor

Attest and Countersign:

City Recorder

CITY OF DRAPER CORPORATE Seal 1978 State of Utah

Dated: 10.3.17

EXHIBT A

JENSON FARMS - COMMITMENT DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°53'20" EAST ALONG THE NORTH LINE OF SAID SECTION FOR 344.35 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°53'20" EAST ALONG THE NORTH LINE OF SAID SECTION FOR 1438.67 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 05°19'33" WEST ALONG SAID RIGHT-OF-WAY FOR 1339.98 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 89°52'47" WEST ALONG SAID SOUTH LINE FOR 1405.90 FEET; THENCE NORTH 00°05'01" WEST FOR 190.88 FEET; THENCE SOUTH 89°29'59" WEST FOR 217.80 FEET; THENCE NORTH 00°05'01" WEST FOR 444.76 FEET; THENCE NORTH 89°54'59" EAST FOR 146.85 FEET; THENCE SOUTH 00°05'01" EAST FOR 149.00 FEET; THENCE NORTH 89°54'59" EAST FOR 292.35 FEET; THENCE NORTH 00°05'01" WEST FOR 249.00 FEET; THENCE SOUTH 89°54'59" WEST FOR 439.20 FEET; THENCE NORTH 00°05'01" WEST FOR 450.02 FEET; THENCE NORTH 89°53'20" EAST FOR 311.35 FEET; THENCE NORTH 00°05'01" WEST FOR 150.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION OF THE ABOVE DESCRIBED PROPERTY:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°05'01" EAST ALONG THE WEST LINE OF SAID SECTION FOR 318.58 FEET; THENCE NORTH 89°54'59" EAST FOR 485.67 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°54'59" EAST FOR 153.20 FEET; THENCE SOUTH 00°05'01" EAST FOR 297.71 FEET; THENCE SOUTH 88°38'12" WEST FOR 99.90 FEET; THENCE NORTH 14°41'44" WEST FOR 50.14 FEET; THENCE SOUTH 89°54'59" WEST FOR 40.67 FEET; THENCE NORTH 00°05'01" WEST FOR 251.42 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN WARRANTY DEED RECORDED OCTOBER 17, 2002 AS ENTRY NO. 8388130 IN BOOK 8666 AT PAGE 8676 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE PURPOSE OF RAILROAD RECONSTRUCTION AND THE EXPANSION OF THE RAILROAD RIGHT OF WAY FOR THE UNION PACIFIC RAILROAD, IN CONJUNCTION WITH THE WIDENING OF 12300 SOUTH STREET, KNOWN AS PROJECT NO. 0071, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTH HALF OF NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, WHICH POINT IS THE SOUTHEAST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS

ALSO 1781.48 FEET, MORE OR LESS, EAST AND 1350.95 FEET, MORE OR LESS SOUTH 5°18'20" WEST (RECORD: SOUTH 9°11'23" WEST) FROM THE NORTHWEST CORNER OF SAID SECTION 25; AND RUNNING THENCE WEST 42.81 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 13°49'40" EAST 287.55 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD; THENCE SOUTH 5°18'20" WEST (RECORD: SOUTH 9°11'23" WEST) 280.42 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN WARRANTY DEED RECORDED APRIL 21, 2003 AS ENTRY NO. 8619542 IN BOOK 8781 AT PAGE 3788 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE PURPOSE OF RAILROAD RECONSTRUCTION AND THE EXPANSION OF THE RAILROAD RIGHT OF WAY FOR THE UNION PACIFIC RAILROAD, IN CONJUNCTION WITH THE WIDENING OF 12300 SOUTH STREET, KNOWN AS PROJECT NO. 0071, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTH HALF OF NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, WHICH POINT ISTHE SOUTHEAST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS ALSO 1781.48 FEET, MORE OR LESS, EAST AND 1350.95 FEET, MORE OR LESS SOUTH 5°18'20" WEST (RECORD: SOUTH 9°11'23" WEST) AND 42.81 FEET WEST FROM THE NORTHWEST CORNER OF SAID SECTION 25; AND RUNNING THENCE WEST 7.03 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 5°19'10" EAST 43.31 FEET; THENCE NORTH 13°51'49" EAST 333.35 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) THENCE SOUTH 5°18'20" WEST (RECORD: SOUTH 9°11'23" WEST) 87.92 FEET; (2) THENCE SOUTH 13°49'40" WEST 287.55 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THAT PORTION OF LAND CONVEYED TO THERON E. JENSON AND JODI JENSON BY THAT CERTAIN QUITCLAIM DEED RECORDED DECEMBER 30, 2003 AS ENTRY NO. 8934898 IN BOOK 8928 AT PAGE 5421 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°05'01" EAST ALONG THE WEST LINE OF SAID SECTION FOR 600.00 FEET; THENCE NORTH 89°54'59" EAST FOR 472.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°54'59" EAST FOR 41.30 FEET; THENCE SOUTH 14°41'44" EAST FOR 61.54 FEET; THENCE SOUTH 02°33'09" EAST FOR 40.48 FEET; THENCE SOUTH 89°54'59" WEST FOR 58.57 FEET; THENCE NORTH 00°05'01" WEST FOR 100.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THAT PORTION OF LAND CONVEYED TO TIMOTHY A. JENSON AND KATHY W. JENSON BY THAT CERTAIN QUITCLAIM DEED RECORDED DECEMBER 30, 2003 AS ENTRY NO. 8934899 IN BOOK 8928 AT PAGE 5423 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°05'01" EAST ALONG THE WEST LINE OF SAID SECTION FOR 700.00 FEET; THENCE NORTH 89°54'59" EAST FOR 472.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°54'59" EAST FOR 58.57 FEET; THENCE SOUTH 02°33'09" EAST FOR 149.14 FEET; THENCE SOUTH 89°54'59" WEST FOR 64.99 FEET; THENCE NORTH 00°05'01" WEST FOR 149.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION OF GRANTOR'S LAND IN FEE FOR THE "FRONTRUNNER SOUTH COMMUTER RAIL", A UTAH TRANSIT AUTHORITY PROJECT, BEING PART OF THE GRANTOR'S PROPERTY DEFINED IN THAT CERTAIN QUIT CLAIM DEED RECORDED MAY 3, 2005, AS ENTRY NUMBER 9365721, LYING AND SITUATE IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE UNION PACIFIC RAILROAD, AND THE NORTHEAST CORNER OF THE GRANTOR'S PROPERTY, SAID POINT BEING NORTH 89 54'25" EAST 1783.05 FEET ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SAID SECTION 25; THENCE SOUTH 05°19'52" WEST 165.74 FEET ALONG SAID RAILROAD RIGHT OF WAY; THENCE SOUTH 05°19'35" WEST 813.99 FEET ALONG SAID RAILROAD RIGHT OF WAY; THENCE SOUTH 13°46'46" WEST 309.59 FEET ALONG THE GRANTOR'S SOUTHEAST LINE; THENCE NORTH 07°10'24" EAST 479.52 FEET; THENCE NORTH 05°19'52" EAST 803.84 FEET TO A POINT ON THE GRANTOR'S NORTH PROPERTY LINE; THENCE NORTH 89°54'25" EAST 30.13 FEET ALONG SAID NORTH LINE TO SAID NORTHEAST CORNER OF THE GRANTOR'S PROPERTY AND THE POINT OF BEGINNING.



LOT BREAKDOWN	NO. OF LOTS
LOT SIZE	
10,000 - 13,000	44
13,000 - 22,000	40
22,000 and Above	1
TOTAL	85
TOTAL LOT AREA	39.482
TOTAL AREA	48.611
PARK AND CHURCH AREA	8.129
UNITS PER ACRE WITHOUT PARK & CHURCH AREAS	2.1

LOT BREAKDOWN - IVORY	NO. OF LOTS
LOT SIZE	
10,000 - 13,000	61
13,000 - 22,000	40
22,000 and Above	14
TOTAL	115
UNITS PER ACRE (PROVIDED BY DRAPER)	2.3

HORIZONTAL GRAPHIC SCALE

ENSIGN
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SALT LAKE CITY
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LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983
WWW.ENSIGNENG.COM

JENSON FARMS PROPERTY

DRAPER, UTAH

CONCEPT PLAN
OPTION B

1 OF 1

BK 10607 PG 5351

EXHIBIT H
DEVIATIONS REQUEST LETTER AND PLANS

Deviation Request Narrative

Jenson Farms Phase 4 Subdivision – Park Strip Width Reduction

This application requests a deviation to reduce the required park strip width from **10 feet to 5 feet** along **short, specific segments of roadway** within the Jenson Farms subdivision.

Specific Deviation Requested

The applicant is requesting approval to reduce the park strip width from **10 feet to 5 feet** along limited stretches of roadway where the public right-of-way directly **buffers City-owned park property**, as shown on the submitted plans.

Code Section Allowing the Deviation

This request is submitted pursuant to **Draper City Municipal Code §17-5-030**, which allows deviations from standard requirements where site-specific conditions justify an alternative design that meets the intent of the code and does not create adverse impacts.

Analysis and Justification

Required Hardscape Park Strip Treatment per Development Agreement
Pursuant to the **Jenson Farms Subdivision Development Agreement**, park strips in this subdivision that are not intended to function as traditional landscaped areas are required to be constructed as **low-maintenance hardscape improvements, including stamped concrete**. Consistent with the Development Agreement, the park strip along this segment (where the right-of-way abuts City park property) is proposed as **stamped concrete**, not landscaped area.

Accordingly, the requested deviation does **not reduce functional or landscaped space**, as landscaped park strip is not contemplated in this location under the governing project documents.

Existing Sewer Infrastructure and Roadway Grade Constraints
An existing sewer line within the right-of-way requires the roadway in this location to be **lifted and retained**, rather than sloped naturally to grade as would otherwise occur. This unavoidable infrastructure constraint necessitates a more compact roadway cross-section to maintain a feasible, safe, and code-compliant roadway and sidewalk section.

Retention of Structures Outside of City Park Property
Approval of the deviation allows all required **retaining walls to be located entirely within the public right-of-way**, rather than extending into City park property. While the adjacent park area in this location is planned for stormwater retention facilities, the **City Parks Department has specifically required that retaining walls not be located within the park**. The proposed deviation directly responds to that requirement and maintains a clear separation between roadway infrastructure and park improvements.

Coordination with City Parks and Trail Improvements
The applicant has coordinated with the City Parks Department to integrate **stormwater retention features within the park** and is constructing **park trail segments** that directly connect to and interface with the modified sidewalk and park strip section. The proposed sidewalk and park strip configuration supports this coordinated design and reflects interdepartmental review and approval.

Consistency with Code Intent
The proposed deviation:

- Maintains a continuous, ADA-compliant sidewalk;
- Preserves pedestrian safety and functionality;
- Accommodates utilities, drainage, and required infrastructure;
- Is consistent with the Jenson Farms Development Agreement and City engineering standards.

The deviation is **minor, localized, and driven by site-specific infrastructure and park coordination requirements**, and it satisfies the findings required under **DCC §17-5-030**.

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

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

BENCHMARK

NORTHWEST CORNER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4399.04'

GENERAL NOTES

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

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. ASPHALT PAVEMENT: 4" THICK ASPHALTIC CONCRETE WITH 13" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT PER DETAIL 1/C-500 CROSS SECTION.
2. 6" THICK CONCRETE SIDEWALK AND 6" UTBC PER DRAPER CITY PLAN ST-13 AND SPECIFICATIONS. (AS SHOWN ON SHEET C-501).
3. 30" CURB AND GUTTER PER DRAPER CITY PLAN ST-12 AND SPECIFICATIONS (AS SHOWN ON SHEET C-501).
4. HANDICAP ACCESS RAMP PER DRAPER CITY PLAN ST-07 (AS SHOWN ON SHEET C-501) WITH D&L SUPPLY CAST IRON DETECTABLE WARNING PANELS. INSTALLED IN 2018.
5. "STOP" SIGN R1-1 PER M.U.T.C.D. STANDARD PLANS.
6. STREET SIGN PER DRAPER CITY STANDARDS SG-01 (AS SHOWN ON SHEET C-502).
7. STREET LIGHT PER DRAPER CITY STANDARD DETAIL LP-02 (AS SHOWN ON SHEET C-502).
8. SIGHT TRIANGLE. NO IMPROVEMENTS ALLOWED OVER 3 FEET HIGH MEASURED FROM THE TOP BACK OF CURB (UNLESS OTHERWISE APPROVED BY CITY ENGINEER).
9. STAMPED CONCRETE. SEE SHEET L-100 FOR DETAILS.
10. SAWCUT, MILL, PATCH AND OVERLAY AREA OF EXITING ASPHALT PER DRAPER CITY STANDARD DETAIL ST-16 (AS SHOWN ON SHEET C-501).
11. SAWCUT, MILL, PATCH AND OVERLAY AREA OF EXISTING ASPHALT PER DRAPER CITY STRETCH REPAIR STANDARD DETAIL ST-17 (AS SHOWN ON SHEET C-501).
12. REMOVE AND REPLACE EXISTING 6" THICK CONCRETE SIDEWALK AND 6" UTBC PER DRAPER CITY PLAN ST-13 AND SPECIFICATIONS (AS SHOWN ON SHEET C-501).
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14. REMOVE AND REPLACE EXISTING STAMPED CONCRETE.

LEGEND

- PALUSTRINE EMERGENT WETLAND. DO NOT DISTURB ANY WETLAND AREA UNLESS OTHERWISE NOTED ON THE PLANS.
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- OPEN WATER FROM AQUATIC RESOURCES DELINIATION, 8 NOV 2022, CIVIL ENVIROMENTAL
- OPEN WATER FROM TOPOGRAPHIC SURVERY, 19 DEC 2022, ENSIGN ENGINEERING.
- FEMA FLOOD ZONE "AE" - REGULATORY FLOODWAY
- FEMA FLOOD ZONE "AE" - 1% ANNUAL CHANCE FLOOD HAZARD
- 100-YR FLOOD PLAIN

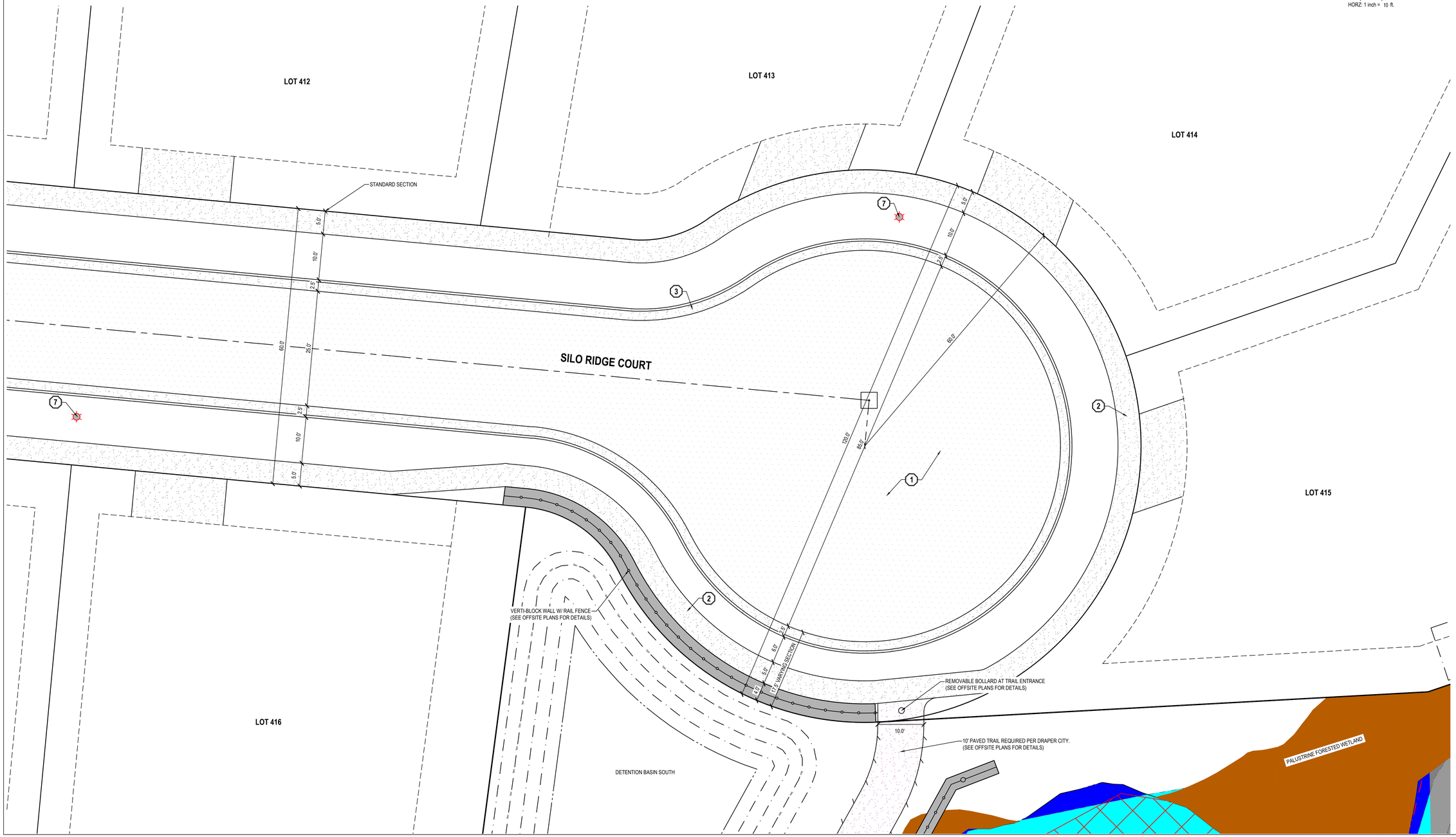
NORTH

HORIZONTAL GRAPHIC SCALE

10 0 5 10 20

(IN FEET)

HORZ: 1 inch = 10 ft.



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FOR:
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978 EAST WOODOAK LANE
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CONTACT:
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PHONE: 801-747-7000

JENSON FARMS PHASE 4

11905 SOUTH 700 WEST
DRAPER, UTAH

RIGHT OF WAY VARIANCE
SILO RIDGE COURT

PROJECT NUMBER	PRINT DATE
7074M	2026-02-05
PROJECT MANAGER	DESIGNED BY
RQE	BAC

EX-100

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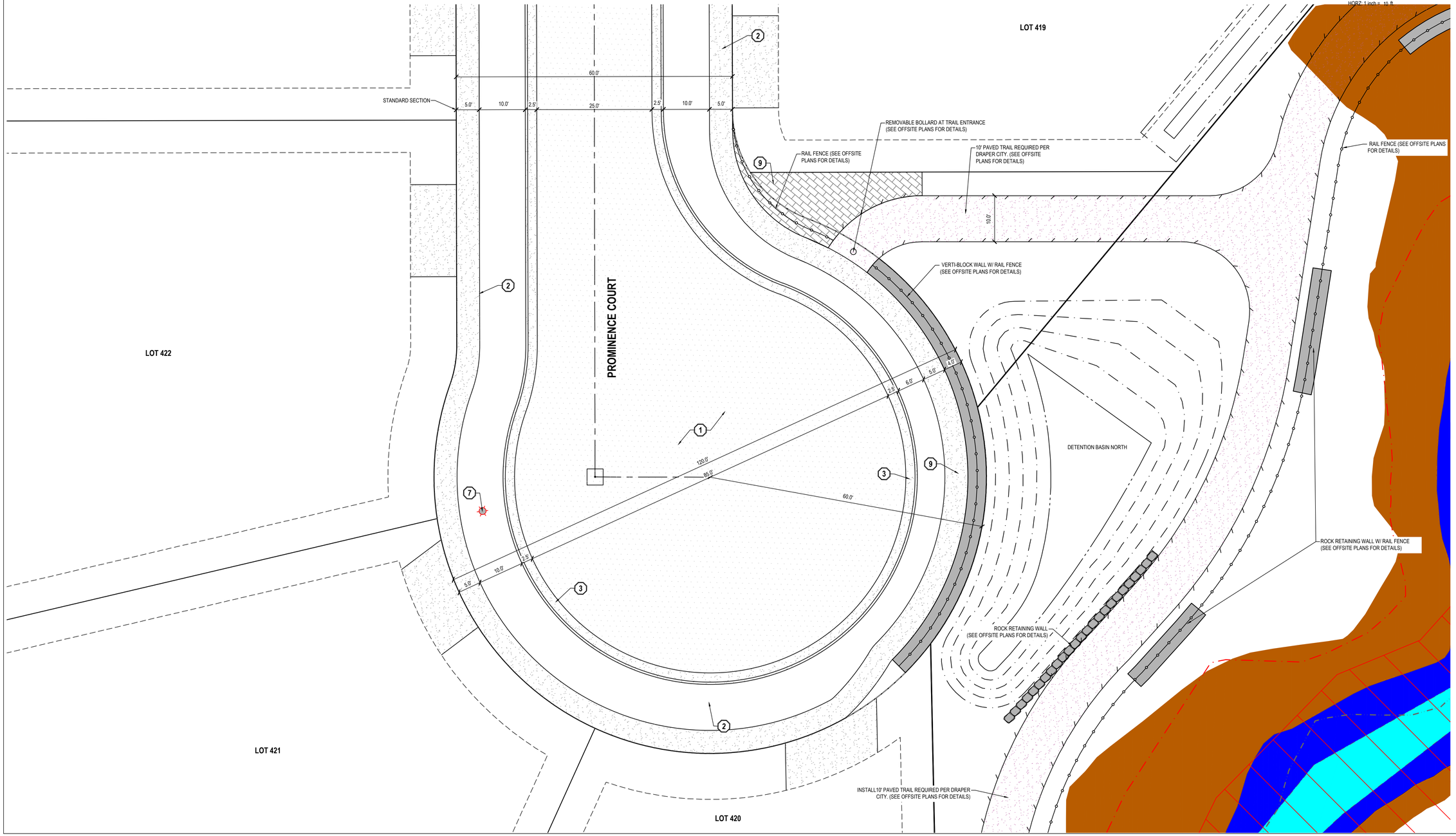
NORTH

HORIZONTAL GRAPHIC SCALE

10 0 5 10 20

(IN FEET)

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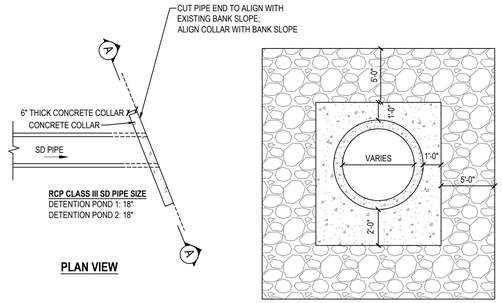
JENSON FARMS PHASE 4

11905 SOUTH 700 WEST
DRAPER, UTAH

RIGHT OF WAY VARIANCE PROMINENCE COURT

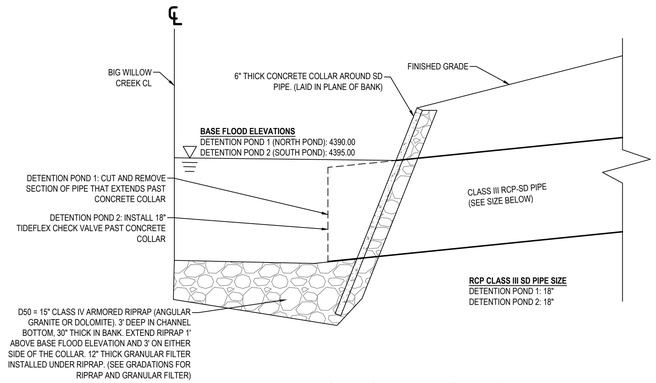
PROJECT NUMBER	PRINT DATE
7074M	2026-02-23
PROJECT MANAGER	DESIGNED BY
RQE	BAC

EX-101



1 CONCRETE COLLAR

SCALE: NONE



2 POND OUTFALL STRUCTURE

SCALE: NONE

LOOSE RIPRAP GRADATIONS			
Riprap Designation	% Smaller Than Given Size by Given Weight	Size (Inches)	D50 (Inches)
Class IV	70-100	25	15
	50-70	20	
	35-50	15	
	2-10	5	

GRANULAR FILTER GRADATION	
SIEVE SIZE	PERCENT PASSING
3 inch	90-100
¼ inch	35-90
No. 4	0-30
No. 16	0-15
No. 200	0-3

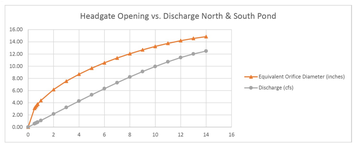
Detention Basin Headgates

Standard Operation Procedure

*Detention Basins equipped with headgates are designed to mimic the discharge rate of typical circular orifice plates. Detention basins are designed and maintained to comply with the Draper City Municipal Code (DCMC) and permitted release rates. Altering the release rate without approval from the City Engineer is a violation of the DCMC and may result in flooding and damage to property and infrastructure. The following standard operating procedures shall be reviewed at a minimum annually with documentation of training records maintained by the Storm Water Division of the Public Works Department.

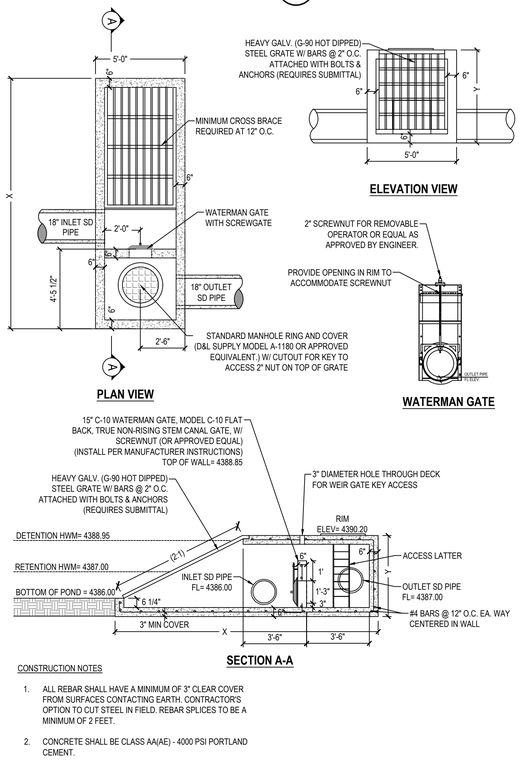
1. A list of detention basins equipped with headgates shall be maintained and updated to include the location, permitted release rate and the associated headgate setting (opening). Any staff that will have access to the headgate setting shall be trained and review the list annually.
2. Headgates that are located in areas easily accessible by the public shall be equipped with a non-rising stem where the nut is seated below the structure grate. Access to the nut shall be equipped with a lock. Only members of the operation staff that have documented training of these SOPs shall have keys to the locks.
3. Detention basins with headgates shall be inspected, at a minimum, quarterly to observe the headgate setting, function and any potential maintenance issue.
4. If any maintenance concern, setting difference, or tampering is observed, the inspector shall inform the Engineer.
5. Prior to any adjustments being made to the headgate setting, for maintenance or re-setting of the headgate, approval must be obtained from the Engineer.

Pond 01 W/ 15 in Slide Gate Opening (inches)	Equivalent Orifice (inch)	Discharge (cfs)	
0	0.00	0.00	
0.5	3.09	0.54	
0.57	3.30	0.62	North Pond
0.66	3.55	0.71	Exiting Pond
0.74	3.76	0.80	South Pond
0.75	3.78	0.81	
1	4.37	1.08	
2	6.17	2.16	
3	7.54	3.22	
4	8.69	4.27	
5	9.68	5.31	
6	10.56	6.31	
7	11.34	7.29	
8	12.05	8.22	
9	12.69	9.11	
10	13.26	9.95	
11	13.76	10.72	
12	14.20	11.42	
13	14.56	12.01	
14	14.85	12.48	
C		0.61	
h		5.43	



3 DETNETION BASIN HEADGATE

SCALE: NONE

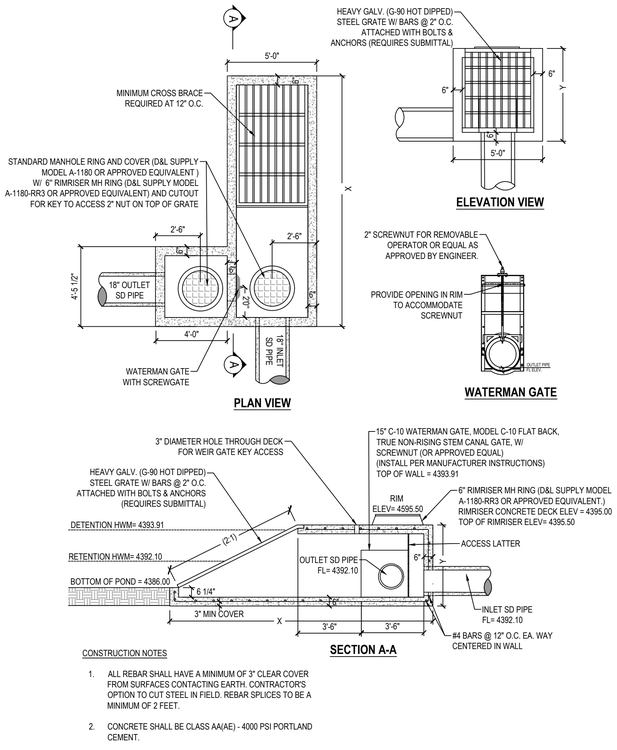


CONSTRUCTION NOTES

1. ALL REBAR SHALL HAVE A MINIMUM OF 3" CLEAR COVER FROM SURFACES CONTACTING EARTH. CONTRACTOR'S OPTION TO CUT STEEL IN FIELD. REBAR SPLICES TO BE A MINIMUM OF 2 FEET.
2. CONCRETE SHALL BE CLASS AA(AE) - 4000 PSI PORTLAND CEMENT.

4 NORTH DETENTION POND INLET/OUTLET STRUCTURE

SCALE: NONE



CONSTRUCTION NOTES

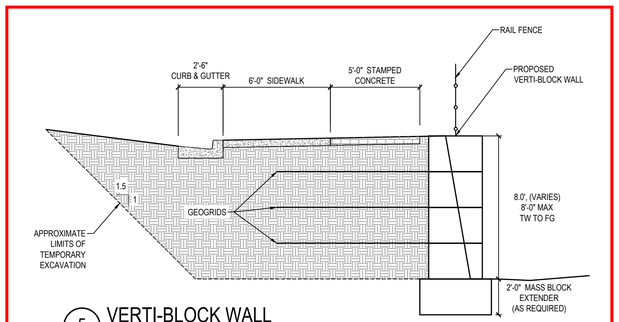
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2. CONCRETE SHALL BE CLASS AA(AE) - 4000 PSI PORTLAND CEMENT.

5 SOUTH DETENTION POND INLET/OUTLET STRUCTURE

SCALE: NONE

	DETENTION POND #	
	1 NORTH	2 SOUTH
X*	15'-8"	15'- 8"
Y*	5'- 0"	5'- 1/4"
Bottom of Pond Elev (ft)	4386.00	4391.00
Rim Elev (ft)	4390.20	4395.50
Inlet Pipe Size (in)	18	18
Inlet Pipe FL Elev (ft)	4386.00	4392.10
Outlet Pipe Size (in)	18	18
Outlet Pipe FL Elev (ft)	4387.00	4392.10

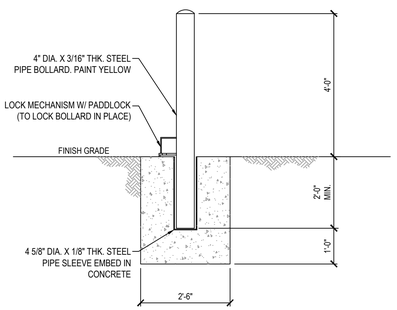
*Minimum dimensions necessary for Inlet/Outlet Structure



5 VERTI-BLOCK WALL

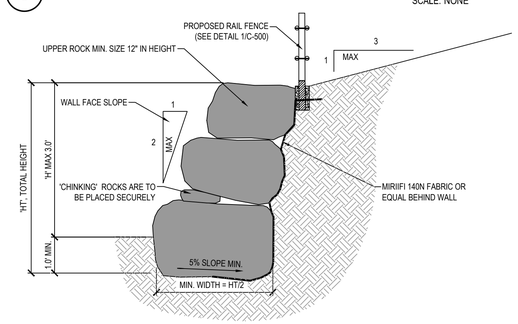
NOTE: SEPARATE BUILDING PERMIT REQUIRED WITH SUPPORTING DESIGN AND CALCULATIONS

SCALE: NONE



6 REMOVABLE BOLLARD DETAIL

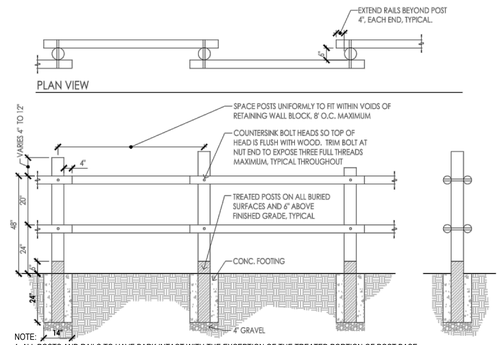
SCALE: NONE



7 ROCK RETAINING WALL

NOTE: WALLS OVER 4' REQUIRE BUILDING PERMIT

SCALE: NONE



NOTE:
1. ALL POSTS AND RAILS TO HAVE BARK INTACT WITH THE EXCEPTION OF THE TREATED PORTION OF POST BASE.
2. POSTS TO BE APPROXIMATELY 6-INCH DIAMETER.
3. RAILS TO BE APPROXIMATELY 4-INCH DIAMETER.
4. FENCE STYLE TO MATCH RAIL FENCE OF PHASE 2 OF THIS PARK.

8 RAIL FENCE

SCALE: NONE

ENSIGN
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JENSON FARMS
PHASE 4
11905 SOUTH 700 WEST
DRAPER, UTAH

DETAILS

PROJECT NUMBER 7074M
PRINT DATE 2026-02-03
PROJECT MANAGER RQE
DESIGNED BY BAC

C-504