PLANNING COMMISSION AGENDA

Thursday, August 13, 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 July 9, 2026 (Administrative Action)
Approval of Planning Commission Meeting Minutes for July 9, 2026

1.b Public Hearing: Lamb Hair Salon Home Occupation Conditional Use Permit Request (Administrative Action)
On the request of Greg & Sabrina Lamb, representing Lamb Hair Salon, a Home Occupation Conditional Use Permit request on approximately 0.50 acres, located at 249 E. 13560 S. Known as application 2026-0154-USE. Staff Contact: Nick Whittaker, (801) 576-6522, nick.whittaker@draperutah.gov.

1.c Public Hearing: Kimballs Station Site Plan and Preliminary Subdivision Plat Requests (Administrative Actions)
On the request of Spencer Llewelyn, representing Edge Homes, a Site Plan Amendment and Preliminary Subdivision Plat for 7.126 acres of property located approximately at 600 E Kimballs Ln. The property is zoned RM2 (Multi-family Residential). Known as applications 2025-0263-SP and 2025-0262-SUB. Staff contact: Jennifer Jastremsky, 801-576-6328, jennifer.jastremsky@draperutah.gov.

2. Other Business

2.a 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 **August 13, 2026**, were posted at Draper City Hall, Draper City website www.draperutah.gov, and the Utah Public Notice website at www.utah.gov/pmn.

Nicole Smedley, CMC, City Recorder
Draper City, State of Utah

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

MEMO

To: Planning Commission
From:
Date: 2026-08-13
Re: Action Item: Approve Planning Commission Meeting Minutes for July 9, 2026 (Administrative Action)

Comments:

ATTACHMENTS:

Draper PC DRAFT Mtg 070926.pdf

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURSDAY, JULY 9, 2026, IN THE DRAPER CITY COUNCIL CHAMBERS

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

NOT SITTING: Alternate Commission Member Laura Fidler

EXCUSED: Andrew Adams, Chair
Alternate Commission Member Joshua Best
Traci Gundersen, City Attorney

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

6:30 PM Business Meeting

Vice-Chair Lisa Fowler called the meeting to order at 6:30 PM.

1. Items for Commission Consideration.

A. Action Item: Approve Planning Commission Meeting Minutes for June 11, 2026.
(Administrative Action)
Approval of Planning Commission Meeting Minutes for June 11, 2026

Motion: Commissioner Nixon moved to APPROVE the June 11, 2026, Planning Commission Meeting Minutes, as presented.

Second: Commissioner Squire seconded the motion.

Vote on Motion: 6-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				
Best, Alternate					X

In response to a question, Assistant City Attorney Spencer DuShane reported that the Planning Commission could make a motion to suspend the rule requiring Vice-Chair Fowler to vote and have a five-member voting Commission.

Motion: Commissioner Squire moved to invoke Rule 1.3 and suspend Rule 2.2.3 of the Planning Commission Rules and Bylaws.

Second: Commissioner Ogden seconded the motion.

Vote on Motion: 6-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				
Best, Alternate					X

B. Public Meeting: Vista 11 South Subdivision Plat Amendment Request. (Administrative Item)

On the request of Eric Winters, representing Wasatch Residential Group, a Subdivision Plat Amendment for 2.36 acres located at approximately 13657 South 600 West. Known as Application 2026-0093-SUB. Staff contact: Maryann Pickering, 801-576-6391, maryann.pickering@drapertutah.gov.

City Planner, Maryann Pickering, presented the staff report and displayed the vicinity, aerial, land use, and zoning maps. The subject property carries a land use designation of Transit Station District ("TSD") and is zoned TSD. The request would split the existing plat into three lots. The commercial buildings were already built, and the developer may sell the individual lots in the future. All buildings met standards for the TSD Zone.

The current and proposed subdivision plats were reviewed, and Ms. Pickering reported that all applicable easements were included in the proposed plat.

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In response to a question from Vice-Chair Fowler, Ms. Pickering reported that the TSD Zone does not have lot size requirements.

The applicant, Adam Lankford of Wasatch Residential Group, stated that subdividing into smaller lots would assist with financing and the ability to sell the parcels in the future.

Motion: Commissioner Ogden moved to APPROVE the Plat Amendment, as requested by Eric Winters of Wasatch Residential Group, Application 2026-0093-SUB, based on the Findings and Conditions for Approval listed in the Staff Report dated July 9, 2026.

Findings for Approval:

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

Second: Commissioner 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				
Best, Alternate					X

C. **Public Hearing: Cleancrumb.co Home Occupation Conditional Use Permit Request.**
(Administrative Items)
On the request of Joely Larson, representing Cleancrumb.co, a Home Occupation Conditional Use Permit for approximately 0.47 acres located at approximately 12983 South Fox Crossing Lane. Known as Application 2026-0119-USE. Staff Contact: Nick Whittaker, 801-576-6522, Nick.Whittaker@draperutah.gov.

City Planner, Nick Whittaker, presented the staff report and displayed the vicinity, aerial, land use, and zoning maps. The property is designated Residential Low-Medium Density and zoned RA2.

The request was for a Home Occupation Conditional Use Permit ("CUP") to operate a cottage business that produces baked goods. The goods are sold at events and online and delivered to the customer. No customers come to the home, and there are no additional employees. The hours of

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operation are 12:00 p.m. to 3:00 p.m. Monday through Friday, and all business is conducted within the 150-square-foot kitchen in the home. Mr. Whittaker reported that the applicant previously applied for a Home Occupation CUP to operate Jo.co Jewelry. The site plans and photographs were reviewed.

Identified potential impacts were customers coming to the home, parking on the street, and associated traffic. Proposed mitigations were as follows:

- That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied.
- That a Draper City business license shall be obtained.
- That no customers shall come to the home.

Staff recommended approval as the applicant's proposal would not negatively impact their neighborhood or the City and would contribute tax revenue to the City. The proposal also supported the Economic Vitality Goals identified in the City Goals and Policies chapter of the General Plan.

In response to a question raised by Vice-Chair Fowler, Mr. Whittaker stated that he did not know if the original business was still in operation, but more than one Home Occupation can be operated from the same home. In response to a follow-up question, he explained that the maximum square footage requirements apply to each business individually. The other businesses operated in the breakfast nook area of the kitchen, which was a negligible amount of space.

The applicant, Joely Larson, stated that her jewelry business was still operational. The new business would sell baked goods at the Draper Farmer's Market and Draper Days.

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

Motion: Commissioner Squire moved to APPROVE the Home Occupation Conditional Use Permit, as requested by Joely Larson, representing Cleancrumb.co, Application 2026-0119-USE, based on the following Findings for Approval and subject to the Conditions listed in the Staff Report dated June 26, 2026.

Finding for Approval:

1. **The proposal complies with the standards for approval found in DCMC Section 9-5080(E) and potential negative impacts are mitigated through the imposition of reasonable conditions.**

Second: Commissioner Shirey seconded the motion.

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

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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				
Best, Alternate					X

D. Public Hearing: 12430 South 700 East Zoning Map Amendment Request. (Legislative Action)

On the request of Peter Gamvroulas of Ivory Homes representing JDAWS Rentals, LLC, a Zoning Map Amendment for approximately 1.67 acres located at approximately 12430 South 700 East. Known as Application 2026-0103-MA. Staff contact: Maryann Pickering, 801-576-6391, maryann.pickering@draperutah.gov.

Ms. Pickering presented the staff report and displayed the vicinity, aerial, land use, and zoning maps. The property was designated Residential Medium Density and zoned RA1 and RA2. The applicant requested to rezone to R4, which corresponds with the existing land use, to build a five-lot single-family subdivision with a private road. Any future subdivision will be required to meet all minimum requirements. No comments were received in response to the public notice for the item.

Vice-Chair Fowler asked if the parcel had been before the Planning Commission previously. Ms. Pickering reported that a senior living facility was proposed approximately five years previously. The current proposal was for a single-family subdivision in the R4 Zone, which requires a minimum lot size of 0.25 acres. The Concept Plan indicated access from 700 East, so it would not connect to the lot to the west.

Sklyer Tolbert spoke on behalf of the applicant and indicated that they would comply with the conditions outlined in the staff report. In response to a question, he confirmed that the existing homes would be demolished. Commissioner Green asked if any of the historic homes could be salvaged. Community Development Director Jennifer Jastremsky reported that a home to the south of the subject property was currently being added to the National Register of Historic Places, but the homes on the subject property were not on the register, and the property owner was not prevented from demolishing them.

In response to a question raised by Commissioner Squire, Ms. Pickering reported that the current zoning did not conform with the Residential Medium Density land use designation, and rezoning to R4 would make the property conforming. The zoning map was reviewed, and it was noted that the Sixth Street Cottages development was also zoned R4.

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Vice-Chair Fowler opened the public hearing.

Mark Buehner stated that he lives in the historic home south of the subject property. He asked for confirmation of the fence location, as he believed the property line was moved to the north when the adjacent development was constructed. He also asked about the proposed lot configuration.

Keith Short stated that neighbors would like to see a Subdivision Plat as they did not want a wall along 700 East. If the private road was in the center of the subdivision, the rear of some homes may be along 700 East.

Reed Gibby stated that he lives on Vandalay Lane, approximately 50 feet from the subject property. He was concerned about increasing density and asked if the City had Impact Fees to address infrastructure concerns. He and his wife believed the development would be an improvement, as the old homes were in poor condition and there were abandoned vehicles on the property. He moved from a large lot in Suncrest, and his current lot was under 4,000 square feet.

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

Commissioner Squire asked if a concept plan was available. Ms. Pickering reported that it was not part of the application, but it was evaluated by the Development Review Committee. If rezoning was approved, there would be a public Planning Commission hearing on the Subdivision Plat. Commissioner Squire asked if citizens could access the documents with a Government Records Access and Management Act ("GRAMA") request. Ms. Jastremsky clarified that a concept plan is not required with a rezone application.

Mr. Tolbert reported that the smallest lot was 11,600 square feet and the largest was approximately 13,000 square feet. The road will be in the middle of the subdivision and end in a hammerhead. There will be two lots on the south side of the subdivision and three lots on the north, with the backyards facing in those directions. He was open to discussing the history of the property and fence line with residents, as they dealt with similar issues on most projects in Salt Lake County. There will be five homes in the subdivision with one point of egress versus the three current driveways, so traffic flow and safety will be improved.

In response to a question from Vice-Chair Fowler, Mr. Tolbert stated that he did not have the ALTA survey available, but to his recollection there were discrepancies on three property lines. He would follow up with Mr. Buehner regarding his concerns and ensure that any discrepancies were resolved prior to plat recordation. Vice-Chair Fowler indicated that the Planning Commission would also review details on the final plat.

Regarding Impact Fees, Ms. Jastremsky reported that Impact Fees for Fire, Police, Parks and Recreation, and Transportation are collected when building permits are issued. The Stormwater Impact Fee was currently suspended. The Transportation Impact Fee was $1,152 per unit.

Commissioner Nixon stated that the request was reasonable and fit well with the area. She liked the idea of one access instead of the existing three, and the proposal would remove dilapidated homes.

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In response to a question raised by Commissioner Squire, it was confirmed the subdivision would consist of single-family homes for sale. Ms. Jastremsky reported that the existing property owner was JDAWS Rentals, LLC.

Commissioner Green stated that she liked the idea of the subdivision but was concerned about demolishing historic homes. In response to her question, Ms. Jastremsky reported that the Historic Preservation Commission was working on a reconnaissance-level survey of all homes in the City that are 50 years or older. She would review the draft for their determination on the existing homes but did not believe they had historic significance. To be considered for the National Register of Historic Places, a structure must have architectural integrity specific to a time period or be attached to a specific historic person or event. The demolition permits will be reviewed by the Historic Preservation Commission to determine whether each structure has significant historical value. If so, demolition can be delayed to provide time to document the structure or find an alternative solution like relocating the home, but the city cannot prevent it from being demolished. At a minimum, photographs will be taken to document the structures.

Commissioner Green remarked that if the homes were determined to be unsalvageable, there may be artifacts that could be saved. Ms. Jastremsky explained that it would be based on the property owner's willingness to work with the City. The Historic Preservation Commission and Historical Society were able to walk through a barn and other buildings on 1300 East before they were demolished and left with several artifacts.

Motion: Commissioner Nixon moved to forward a POSITIVE recommendation to the City Council for the Zoning Map Amendment, as requested by Peter Gamvroulas of Ivory Homes, representing JDAWS Rentals, LLC, Application 2026-0103-MA, based on the Findings for Approval listed in the Staff Report dated June 30, 2026.

Findings for Approval:

1. **The proposed Zoning Map Amendment is consistent with goals, objectives, and policies of the City's General Plan.**

2. **The proposed Zoning Map Amendment is harmonious with the overall character of existing development in the vicinity of the subject property.**

3. **The proposed Zoning Map Amendment is consistent with the standards of any applicable overlay zone.**

4. **The proposed Zoning Map Amendment will not adversely affect adjacent property.**

5. **There are adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation**

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facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

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				
Best, Alternate					X

E. Public Hearing: Boatright Fence Conditional Use Permit Request. (Administrative Item)

On the request of Kristen & Joshua Boatright, a Conditional Use Permit for a 6-foot fence in the front yard area on approximately 0.23 acres located at approximately 12474 South Rawlins Lane. Known as Application 2026-0123-USE. Staff Contact: Nick Whittaker, 801-576-6522, Nick.Whittaker@draperutah.gov.

Mr. Whittaker presented the staff report and displayed the vicinity, aerial, land use, and zoning maps. The property is designated Residential Medium Density and zoned R3. The property was unique in that it had three frontages.

The request was to install a six-foot-tall fence in the front yard area. Per Draper City Municipal Code ("DCMC"), any fence in the front-yard area that is taller than four feet in height requires a CUP, and fences taller than six feet are prohibited.

A site plan and photographs of the subject property were reviewed, and Mr. Whittaker reported that a vehicle had recently driven through the fence. The applicant hoped to expand the size of their private yard when the fence was rebuilt. The proposal would extend the fence into the front-yard area and include a clear view triangle at the northeast corner. Material would be white vinyl to match the existing fence.

Potential impacts included impacts to pedestrian safety and visibility at the northeast corner of the property. Proposed mitigations were as follows:

- That all requirements of the Draper City Engineering, Building, and Planning Divisions are satisfied throughout the construction of the fence, including permitting.

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- That the fencing shall not exceed six feet in height and shall be constructed only in the locations indicated on the approved Site Plan.

Staff recommended approval as the proposal did not negatively impact the neighborhood or the City.

In response to a question from Commissioner Ogden, Mr. Whittaker confirmed that the fence was currently missing sections due to the accident.

Commissioner Nixon stated that because the fence would meet all visibility requirements, she was in favor of approval as it would better secure the rear yard. Vice-Chair Fowler indicated that it would also allow for better use of the lot.

The applicants, Kristen and Joshua Boatright, hoped to make the property more secure and utilize more of their yard. They would ensure that no fencing would be installed in the clear-view triangle to provide adequate sight lines at the intersection. The fence would provide privacy and be of similar materials to other fencing in the neighborhood.

Commissioner Ogden indicated that it is a unique lot and the proposed fence would make good use of it.

Vice-Chair Fowler opened the public hearing.

Peggy Stringfellow stated that she lives west of the subject property. The accident also affected her fence, and she was in favor of the applicant installing the proposed reinforced fence. The precedent for the clear-view triangle was set by a property further to the west. The only difference was due to the lot configuration as the Boatright home faces east and the other house faces south. She believed it would be a good use of the property.

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

Motion: Commissioner Shirey moved to APPROVE the Conditional use Permit, as requested by Kristen and Joshua Boatright, Application 2026-0123-USE, based on the Findings for Approval and subject to the Conditions listed in the Staff Report dated June 26, 2026.

Finding for Approval:

1. **The proposal complies with the standards for approval found in DCMC Section 9-5080(E) and potential negative impacts are mitigated through the imposition of reasonable conditions.**

Second: Commissioner Nixon seconded the motion.

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

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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				
Best, Alternate					X

2. Other Business.

A. Annual Planning Commission Training by City Staff.

Mr. DuShane presented the 2026 Legislative Update.

SB 284 made major revisions to land use law. As a result, the City's Planning Commission Ordinance must be revised.

DCMC §3-5-030 outlines requirements for appointment, removal, and recusal. Previously, the Mayor could remove a Planning Commissioner for any reason with the consent of the City Council. In the new process, the legislative body must remove the Commissioner, as it is no longer an exercise of mayoral authority.

In response to a question, Mr. DuShane confirmed that the new law was specific to Planning Commissions.

Removal must be for at least one of the following statutory reasons:

- Using public funds for a political purpose.
- Violating the Municipal Officers' and Employees' Ethics Act.
- Acting with the intent to influence a land use decision or an appeal of a pending land use application in a manner that creates actual impermissible bias or unacceptable risk of impermissible bias in your administrative or quasi-judicial duties.
- Deliberating about specific pending land use applications in a Planning Commission meeting, with Staff, or with elected officials is not cause for removal.

Mr. DuShane reported that the Draper City Planning Commission was not currently a quasi-judicial body as it acted in a purely administrative capacity.

Vice-Chair Fowler asked for an example of acting with intent to influence a decision. Mr. DuShane gave the example of a Planning Commissioner finding out ahead of time that someone would be building a Trader Joe's near his home and lobbying other Commissioners

outside of a meeting to approve it. That could create an impermissible bias and be in violation of the Open and Public Meetings Act. Another example would be to inform your neighbors that the Trader Joe's may be coming and asking them to speak in favor of it at the meeting, as that would be lobbying on behalf of the applicant. Planning Commissioners have a say in items prior to City Council consideration, so all their lobbying should be done in the meeting when the items are before them.

Commissioner Squire took issue with the example, as it was not impermissible under Draper City rules or State law. Mr. DuShane reported that the law had not yet been tested. Commissioner Squire stated that the Commission was not allowed to create bias in the proceedings they are voting in, but that does not exclude them from participating in the city and lobbying City Council Members after an item is heard.

Conflicts of interest were discussed next. Examples given by the Planning Commission included:

- Having a financial relationship with the applicant
- Being the applicant
- If the applicant is a blood relation
- An adult living in your home who is unrelated by blood

Mr. DuShane provided the example of a Planning Commissioner who sits on the board of a charter school that is looking to add a campus in Draper. A parking deviation study says a deviation is permitted, and the Commissioner votes to grant the deviation. This would constitute a removable action because a Commissioner with a pecuniary interest cannot vote on the item.

Reasons for recusal must now be codified. DCMC §19-1-010 outlines the City's ethics laws, and the Planning Commission section would be amended to reflect those standards as required by State statute.

New training requirements included:

- Training on the role of the Planning Commission in administrative, legislative, and quasi-judicial functions
- Three hours of training on a combination of land use and ethics topics
- New ethics topics that must be included:
    - Ex parte communication
    - Conflicts of interest

The Planning Commission Code is housed in the Subordinate Bodies Section of DCMC, which is broken out into commissions and committees. Commissions have administrative tasks delegated to them by the City Council. With the exception of the Audit Committee, committees are solely recommending bodies.

Mr. DuShane shared another conflict of interest example as follows:

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- A charter school board member owns a tech solutions company.
- The Federal Communications Commission offers grant money to help pay for tech infrastructure upgrades in schools across the country.
- The charter school board member's company is one of several that bid to do the upgrades at the school.
- The school votes to give the board member's company the contract.

The standard of proof on appeal was discussed next. The applicable standard of proof for overturning a Planning Commission's land use decision is substantial evidence, which is defined as:

- More than a mere scintilla of evidence.
- Something less than the weight of the evidence.
- Whether a reasonable mind could reach the same conclusion.
- The standard is not difficult to meet and applies to both an applicant and an adversely affected party on appeal.

Statements made by the Planning Commission during meetings help the City argue the standard. For example, during an application hearing Commissioner Squire once provided statements about a development that did not propose sidewalks, and Commissioner Ogden also provided examples of why sidewalks should be required. These statements helped form the record of why a decision was made on the matter.

Adversely affected parties are:

- Owners of property adjoining the property that is the subject of a land use application.
- Those who may suffer damage different in kind or a distinct injury from that of the general community as a result of the land use decision.
- The City also has standing on an appeal.

Mr. Dushane reported that land use applications or decisions are defined differently than land use regulations. In the Utah Land Use, Development, and Management Act ("LUDMA") a land use regulation is strictly limited to items that are legislatively controlled. The City recently defended a lawsuit where someone claimed that they were an adversely affected party, but they did not have property adjoining the project. The City argued that it was neither a land use decision nor a land use application; it was a land use regulation and won the injunction. The person who sued realized they were not likely to succeed on the merits but had not yet withdrawn the case.

Commissioner Squire stated that an example of "damage different in kind or distinct injury" could be from a road closure or loss of access. Mr. DuShane clarified that road closures are not land use decisions. Commissioner Squire stated that the second bullet point seemed to have been added as a catch-all in the interest of justice.

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Commissioner Nixon remarked that there was once an issue with a CUP for a concrete block manufacturing business next door to the Humane Society due to the dust it produced. The item was appealed and dragged out for a long time.

Mr. DuShane provided the example of a CUP for a mining company. Someone who has a well five miles from the mining company could argue that if the CUP is allowed, the oil company will put its wastewater back into the bedrock, which will make its way into the aquifer and poison their cows. The Planning Commission may approve it on the basis that the farm is five miles away. That party could then appeal on the basis that they would suffer damage different in kind or a distinct injury from the general community as a result of that land use decision.

Mr. DuShane asked if the following would be an example of an adversely affected party:

- A charter school board member owns property A.
- The charter school is located on property B.
- Property A and property B are adjacent.
- An applicant for a Home Occupation CUP making custom coffee blends with one employee is granted the CUP on the condition that they take reasonable, enforceable measures to mitigate any odor the operations might emit.
- The charter school board member complains that he does not want to smell the coffee being made from his house.
- He is speaking in his individual capacity because he never visits the school.
- The charter school board member is not an adversely affected party because they do not own property that is adjacent.

Mr. DuShane invited the Commissioners to contact him with any additional questions about ethics.

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

The next Planning Commission meeting would be held on July 30, 2026.

Ms. Jastremsky reported that she had researched additional details about the homes on 700 East related to questions about the homes posed during the discussion of item 1.d on the agenda. The southern house was built in 1887, and the other two were built in 1941. The two southernmost homes may be historically contributory for other reasons, but not for architectural styles, so she did not see a reason to push for preservation. The northern house had been substantially altered and was not contributory in any way. The Historic Preservation Commission was very active and had succeeded in having homes added to the National Register of Historic Places every year. When they can obtain funding from the Utah State Historic Preservation Office, they also partner with property owners on restoration work.

Ms. Jastremsky provided an update on the most recent City Council Meeting:

- The Text Amendment for corner lots was approved.

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- The Kuwahara Nursery Zoning and Land Use Map Amendments were unanimously denied due to concerns about zoning the property from commercial, reductions in garage sizes and resulting parking reductions, and access to the development.
- The Rohr Text Amendment to allow for detached structures to be converted to accessory dwelling units was also denied due to concerns about potential city-wide impacts on neighbors. However, the City Council was open to exploring other options on a case-by-case basis.

3. Adjournment.

Motion: Commissioner Squire moved to ADJOURN.

The Vice Chair adjourned the meeting at 7:56 PM.

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MEMO

To: Planning Commission
From: Nick Whittaker, MCMP
Date: 2026-08-13
Re: Public Hearing: Lamb Hair Salon Home Occupation Conditional Use Permit Request (Administrative Action)

Comments:

This application is a request for approval of a Home Occupation Conditional Use Permit for approximately 0.50 acres located on the north side of 13560 S. at approximately 249 E. 13560 S. The property is currently zoned RA2. The applicant is requesting that a Home Occupation Conditional Use Permit be approved to operate a hair salon at the subject property.

Findings for approval:

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

Findings for denial:

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

ATTACHMENTS:

Lamb Hair Salon HOCUP Report.pdf

Development Review Committee
1020 East Pioneer Road
Draper, UT 84020
July 31, 2026

To: Draper City Planning Commission
Business Date: August 13, 2026

From: Development Review Committee

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

Re: Lamb Hair Salon – Home Occupation Conditional Use Permit Request

Application No.:	2026-0154-USE
Applicant:	Greg & Sabrina Lamb, representing Lamb Hair Salon
Project Location:	249 E. 13560 S.
Current Zoning:	RA2 (Residential Agricultural 20,000 ft^2 minimum lot size) Zone
Acreage:	0.50 Acres (Approximately 21,780 ft^2)
Request:	Request for approval of a Home Occupation Conditional Use Permit to operate a hair salon.

BACKGROUND AND SUMMARY

This application is a request for approval of a Home Occupation Conditional Use Permit for approximately 0.50 acres located on the north side of 13560 S. at approximately 249 E. 13560 S. (Exhibits B & C). The property is currently zoned RA2. The applicant is requesting that a Home Occupation Conditional Use Permit be approved to operate a hair salon at the subject property.

The property contains a detached single-family home that was built in 1954. In approximately 1986, a detached accessory structure was constructed in the rear yard. The proposed business utilizes an office within the home for business administration and utilizes the detached accessory structure in the rear yard to provide haircuts and hair coloring services for customers.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Medium Density	Exhibit D
Current Zoning	RA2	Exhibit E
Adjacent Zoning		
East	RA2	
West	RA1 (Residential Agricultural 40,000 ft^2 minimum lot size)	
North	RA1	
South	RA2	

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

Residential Medium Density

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

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the RA2 zone is to, "*Foster low density development with little impact on its surroundings and*

municipal services; to generally preserve the character of the city's semirural areas; and to promote and preserve conditions favorable to large lot family life, including the keeping of limited numbers of animals and fowl. The predominant use in these zones is intended to be detached single-family dwellings, protected from encroachment by commercial and industrial uses."

Home Occupation. The DCMC Section 9-34-040 outlines development standards applicable to all home occupations. Those criteria, along with information specific to the subject request, are as follows:

A. *Ownership: The home occupation shall be owned and operated by a person who resides in the dwelling where the home occupation is located. Such person shall be the primary provider of the labor, work, or service provided in the home occupation*.

- The applicant and their spouse own the business and reside at the dwelling (Exhibit H).

B. *Business License: A business license for the home occupation shall be obtained from and continually maintained with the city pursuant to title 6, chapter 11 of this code*.

- The applicant indicates that they will obtain and maintain a business license with Draper City.

C. *Employees: Members of the family of the owner who reside in the dwelling may be employed in the home occupation. Nonfamily or nonresident employees shall be limited to one person*.

- The business is owned and operated by the home owner and their spouse who both reside at the subject property.
- The applicant indicates that on occasion there is one (1) nonresident employee who works at the property.

D. *Inspection: All facilities shall comply with fire, building, plumbing, electrical and all other city, county, state and federal codes. Inspections during reasonable hours by city officials may occur as necessary to assure compliance with regulations*.

- The applicant has agreed to comply with necessary inspections (Exhibit H).

E. *Inventory: No stock in trade, inventory, or other merchandise to exceed two hundred fifty (250) square feet shall be kept on the premises. No outside storage is allowed*.

- The applicant indicates that less than 250 ft^2 of inventory is kept on the premises and is located in the detached accessory structure where the salon services are provided. The structure is approximately 220 ft^2. (Exhibits G and H).

F. *Modification Of Structures Or Yards: There shall be no visible evidence from the exterior of a dwelling that it is being used for any other purpose than that of a dwelling. No activities shall be carried on outside the dwelling in the yard for the benefit of or incidental to the home occupation. No front yard area shall be altered to provide parking required for a home occupation*.

- All business is conducted within the home and within the detached accessory structure located in the rear yard.

G. *Nuisance: Tools, items, equipment, or activities conducted within the dwelling which is offensive or noxious by reason of the emission of odor, smoke, gas, vibration, magnetic interference, or noise shall be prohibited*.

- According to the applicant, the business does not create any of these nuisances (Exhibit H).

H. *Secondary Use: The home occupation shall be clearly incidental and secondary to the primary use of the dwelling for residential purposes. The home occupation shall not disrupt the normal residential character of the neighborhood in which the residence is located. Not more than twenty five percent (25%) of the dwelling unit shall be used for the home occupation*.

- The dwelling unit is approximately 2,171 ft^2 in size. The designated area of the dwelling unit used for the business is approximately 88 ft^2 which is 4% of the dwelling unit floor space (Exhibit G).
- The applicant also indicates the use of a 220 ft^2 detached accessory structure for their business which is equivalent to 10% of the dwelling units floor space (Exhibit G).
- The applicant indicates that the home occupation will not disrupt the normal residential character of the neighborhood.

I. *Signs: All signage in a residential area must comply with* chapter 26, *"Signs", of this title*.

- The home occupation will not have any signage on the property (Exhibit H).

J. *Traffic, Parking, And Access: No home occupation use shall generate pedestrian, parking, or vehicular traffic in excess of that customarily associated with the zone in which the use is located. All parking shall be provided and maintained on site with adequate provision for drop off traffic*.

- The applicant is seeking a deviation to this criterion to allow for customers to come to the dwelling.
- There are six off street stalls at the property. Three off street parking stalls will be used for the business (Exhibit F).
- Two stalls are provided for customers. (Exhibit F)
- One stall is provided for the nonresident employee. (Exhibit F)

K. *Vehicles: Other than the business owner's personal transportation, there shall be no vehicles or equipment on the property associated with the home occupation which would not normally be found at a residence. No signage for the home occupation shall be allowed on vehicles*.

- The applicant indicates that they comply with this criterion (Exhibit H).

L. *Yards: Yards surrounding the dwelling and accessory buildings shall not be used for any activities or storage of any materials associated with the home occupation*.

- The applicant is seeking a deviation to this criterion to allow for use of the detached accessory structure and for on-site parking for customers and the non-resident employee.
- There will not be any storage or business activities in the surrounding yards (Exhibits F and H).
- There will be business services provided in the detached structure located in the rear yard (Exhibits F and H).

M. *Customers: No customers allowed. Children accessing a limited daycare or limited preschool facility shall not be considered customers*.

- The applicant is seeking a deviation to this criterion to allow for up to two (2) customers to come to the home at one time for hair appointments.
- Appointments are scheduled in advance to ensure no more than two customers would ever be at the property at one time.

N. *Utility Demand: The home occupation shall not cause a demand for public utilities in excess of that necessarily and customarily provided for residential uses*.

- The applicant indicates that the business will comply with this criterion (Exhibit H).

O. *Main Structure: The home occupations shall be conducted, located, and contained within the primary structure on the property*.

- The applicant is seeking a deviation to this criterion to allow for hair appointments to be conducted in the detached accessory structure located in the rear yard (Exhibits G & H).
  Administrative business activity at the property will be conducted entirely within the home office (Exhibits G & H).

P. *Single-Family And Multiple-Family Dwellings: Home occupations listed as permitted or conditional within this title may be permitted in a single-family or a multiple-family dwelling, subject to the standards found within this section and section 9-34-060 of this chapter. Businesses within multiple-family dwellings shall provide an approval letter from the respective homeowners' association, or management company in the case of apartments, if the business proposes any employees, customers or business vehicles*.

- The business is located in conjunction with a single-family dwelling. Approval from an HOA or management company is not required.

Q. *Licensure: Any home occupation involving childcare shall comply with all applicable state and local laws and regulations regarding residential childcare, including, but not limited to, provisions of the Utah child care licensing act, as set forth in Utah Code Annotated section 26-39-101 et seq., as amended, and the residential certificate childcare standards as set forth in the Utah administrative code section RA230-50-1 et seq., as amended. In addition, cottage food production operations are regulated and inspected by the Utah department of agriculture. Any food related home occupation under their jurisdiction must comply with these regulations*.

- The home occupation does not involve child care.
- The home occupation does not include the production of food.

According to the applicant submittals, the proposed business is primarily located in a detached structure located in the rear yard which can accommodate up to two customers

at one time is used for salon services - haircuts and coloring. In addition, a home office within the dwelling and is used for administrative purposes. The business operations are designed so that no more than two customers are scheduled to come to the home at one time for haircuts and/or coloring. The hours of operation are 9 a.m. to 7 p.m. Monday through Saturday. Appointments last anywhere from 30 minutes to 3 hours depending on the hair services being requested. On a typical day, there are three to six appointments scheduled. On a busier day, there could be up to twelve appointments scheduled. For days that are busier, one nonresident employee comes to the home to assist. There are three off street parking stalls located on the driveway; one stall is provided for the employee and is located on the west side of the driveway; two of the stalls are provided for the customers with the first stall directly behind the employees stall on the west side of the driveway and the second stall located next to the first stall on the east side. The proposed parking configuration does not disrupt conformity with the required residential standards as described in City Ordinance (Exhibits F, G & H).

Staff recognizes that the potential for negative impacts to the neighborhood from this business are related to excessive traffic and vehicles parked on the street. However, Staff notes that the applicant has implemented a customer schedule to control the number of customers coming to the home and an off-street parking plan that accommodates two customers and one employee at any given time which sufficiently mitigates these potential impacts.

REVIEWS

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

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

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

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

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

STAFF RECOMMENDATION

After reviewing the application, staff finds that the application complies with the minimum criteria of the DCMC for approval of the application and recommends that the Planning Commission review the request, hear from the applicant, and receive public comment as applicable to the application. Staff recommends that the Planning Commission approve the request based on the findings and criteria for approval as listed in the staff report. The staff recommendation is based upon the following:

1. The applicants proposal does not negatively impact their neighborhood or the City.
2. The applicants proposal will contribute tax revenue to the City.
3. The applicants proposal supports the Economic Vitality Goals found in the City Goals and Policies chapter of the City's General Plan.

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

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied.
2. That a Draper City business license shall be obtained and maintained by the business owner for as long as the business remains in operation.
3. That the hours of operation be limited to Monday through Saturday between 9 a.m. and 7 p.m.
4. That there shall only be one (1) nonresident employee working at the home.
5. That customer appointments shall be scheduled so that no more than two customers shall be at the subject property at a time.
6. That two (2) off-street parking stall shall be provided to the customer(s) at the time of their scheduled appointment.
7. That one (1) off-street parking stall shall be provided for the nonresident employee.

MODEL MOTIONS AND FINDINGS

Sample Motion for Approval – I move that we approve the Home Occupation Conditional Use Permit, as requested by Greg & Sabrina Lamb, representing Lamb Hair Salon, Application 2026-0154-USE, based on the following findings for approval and subject to the conditions listed in the Staff Report dated July 31, 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.

Sample Motion for Modified Approval – I move that we approve the Home Occupation Conditional Use Permit, as requested by Greg & Sabrina Lamb, representing Lamb Hair Salon, Application 2026-0154-USE, based on the findings for approval and subject to the conditions listed in the Staff Report dated July 31, 2026 and as modified by the following additional findings or conditions:

1. (List any additional findings…)
2. (List any additional conditions…)

Sample Motion for Denial – I move that we deny the Home Occupation Conditional Use Permit, as requested by Greg & Sabrina Lamb, representing Lamb Hair Salon, Application 2026-0154-USE, based on the following findings for denial listed in the Staff Report dated July 31, 2026.

Findings for denial:

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

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Brien Maxfield
Digitally signed by Brien Maxfield
DN: C=US, E=brien.maxfield@draperutah.gov, O=Draper, OU=Public Works - Engineering, CN=Brien Maxfield
Date: 2026.08.06 15:34:00-06'00'

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: 2026.08.07 10:33:14-06'00'

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: 2026.08.06 12:45:58-06'00'

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: 2026.08.06 12:37:34-06'00'

Draper City Building Division

EXHIBIT A
DEPARTMENT REVIEWS

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

Planning Division Review.

1. No Additional Comments

Engineering and Public Works Divisions Review.

1. No Additional Comments

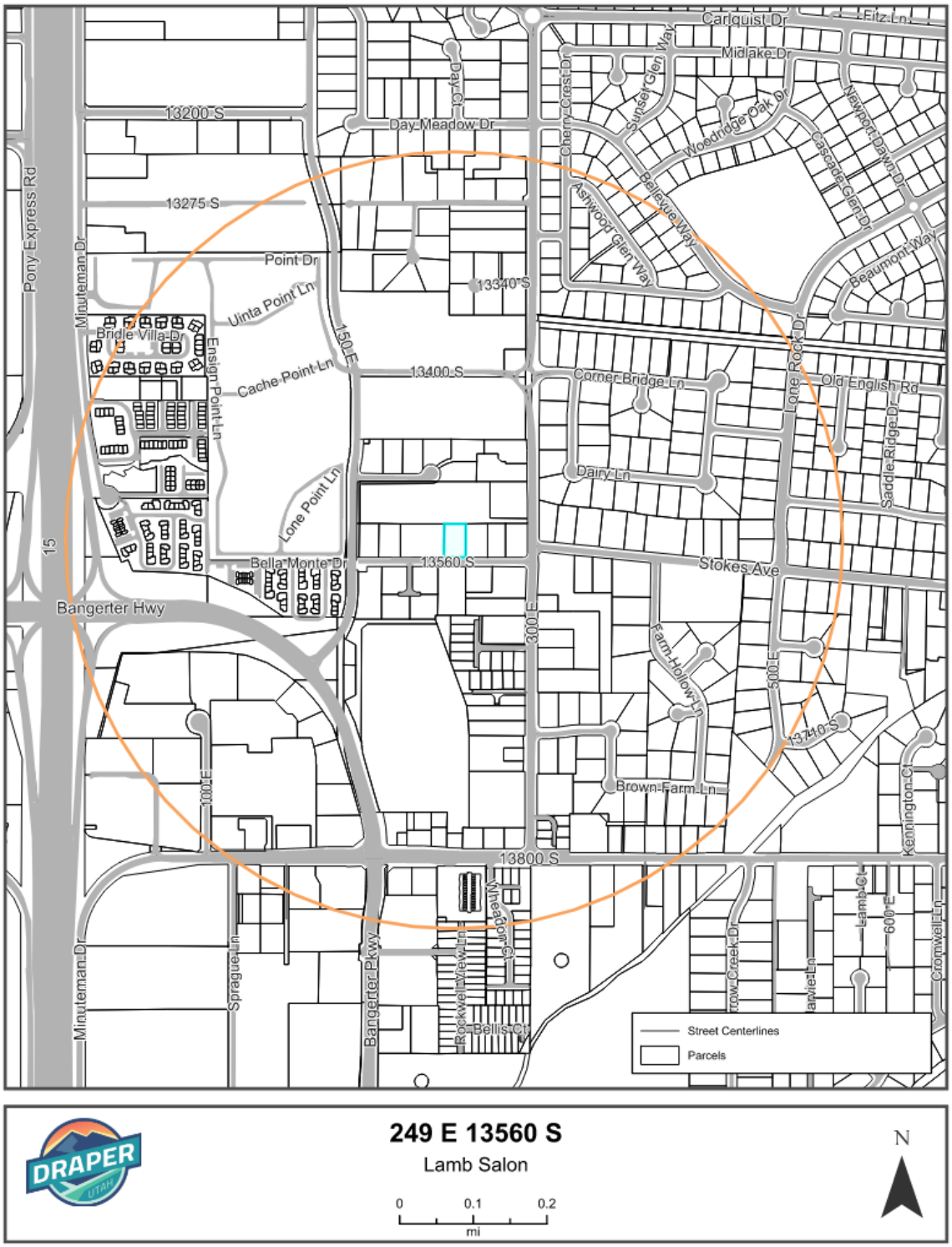
Building Division Review.

1. No Additional Comments

Fire Division Review.

1. No Additional Comments

EXHIBIT B
VICINITY MAP



249 E 13560 S
Lamb Salon

0 0.1 0.2
mi

N

EXHIBIT C
AERIAL MAP

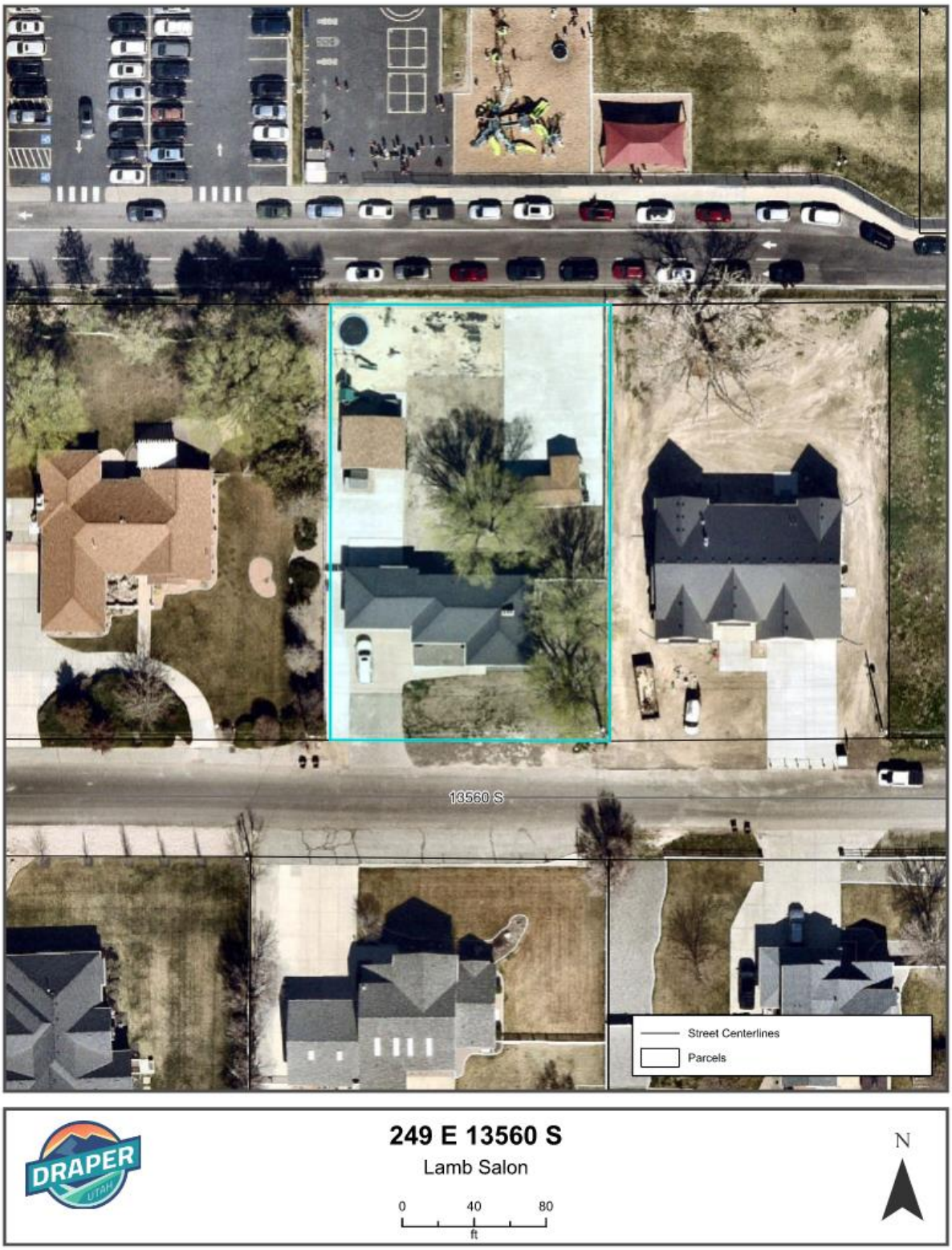


EXHIBIT D
LAND USE MAP

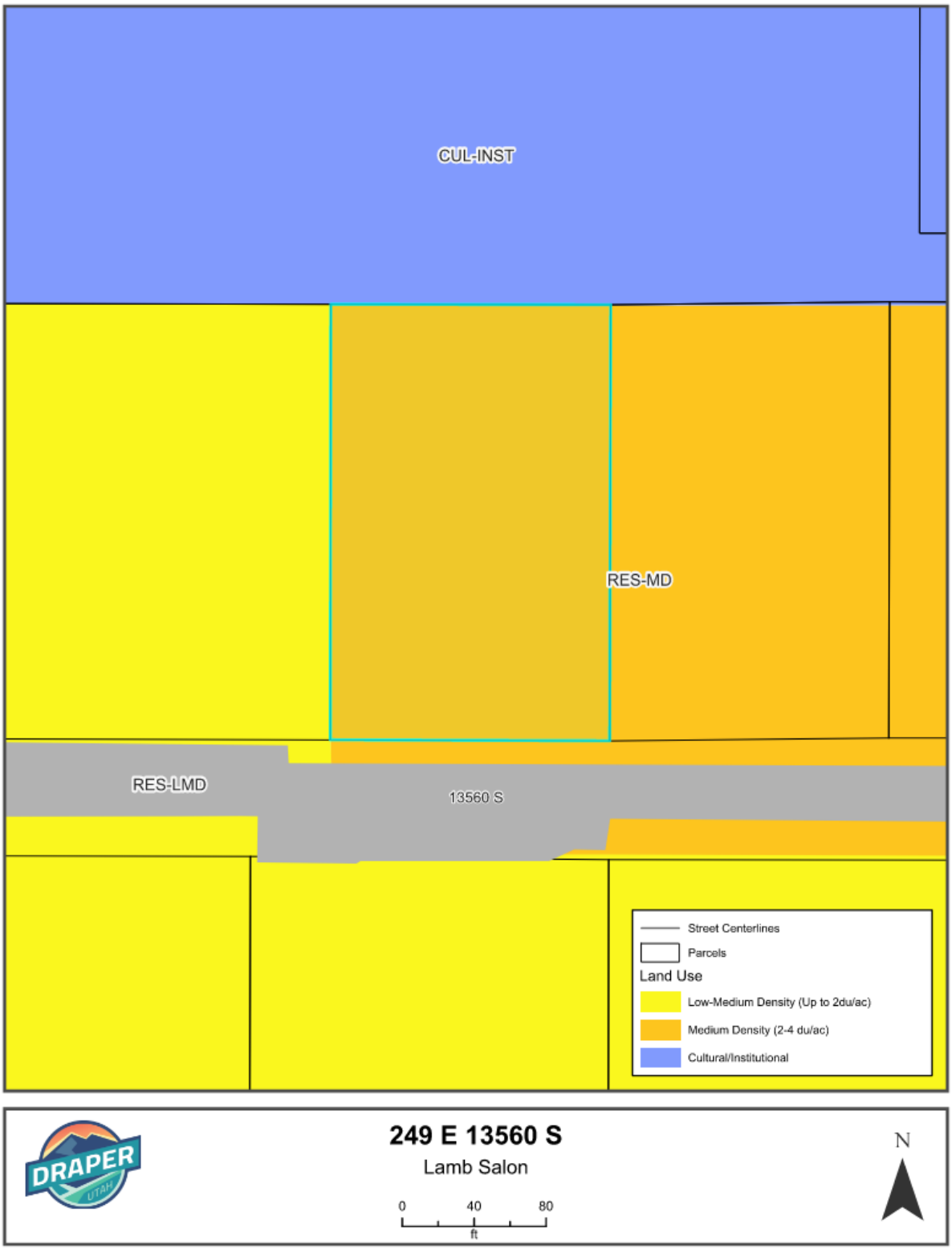


EXHIBIT E
ZONING MAP

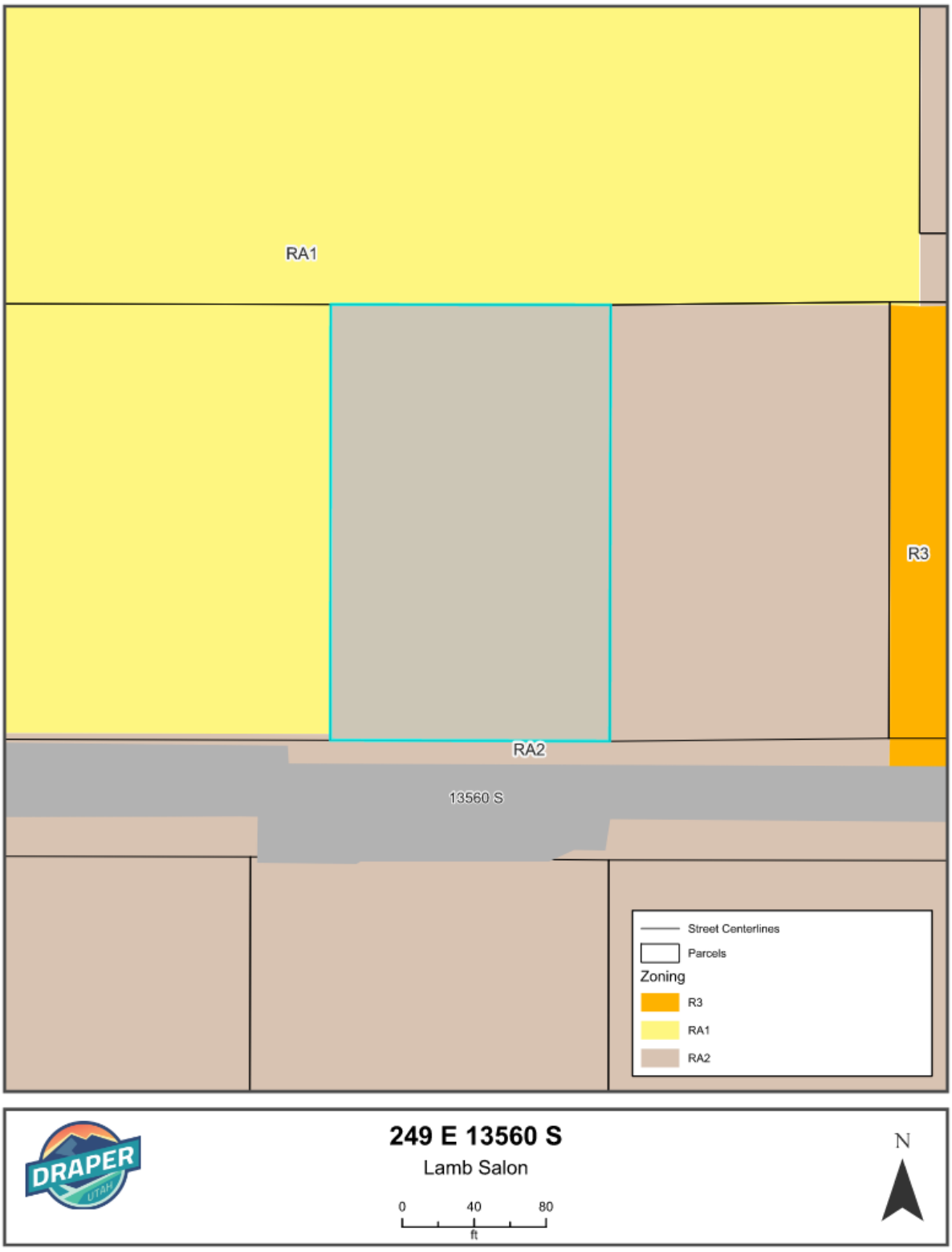


EXHIBIT F
SITE PLAN



Lamb Hair Salon
249 E. 13560 S.



Lamb Hair Salon Parking Plan (Stalls are 9'x18')
Customer Parking (x2) =
Employee parking (x1) =

EXHIBIT G
FLOOR PLANS

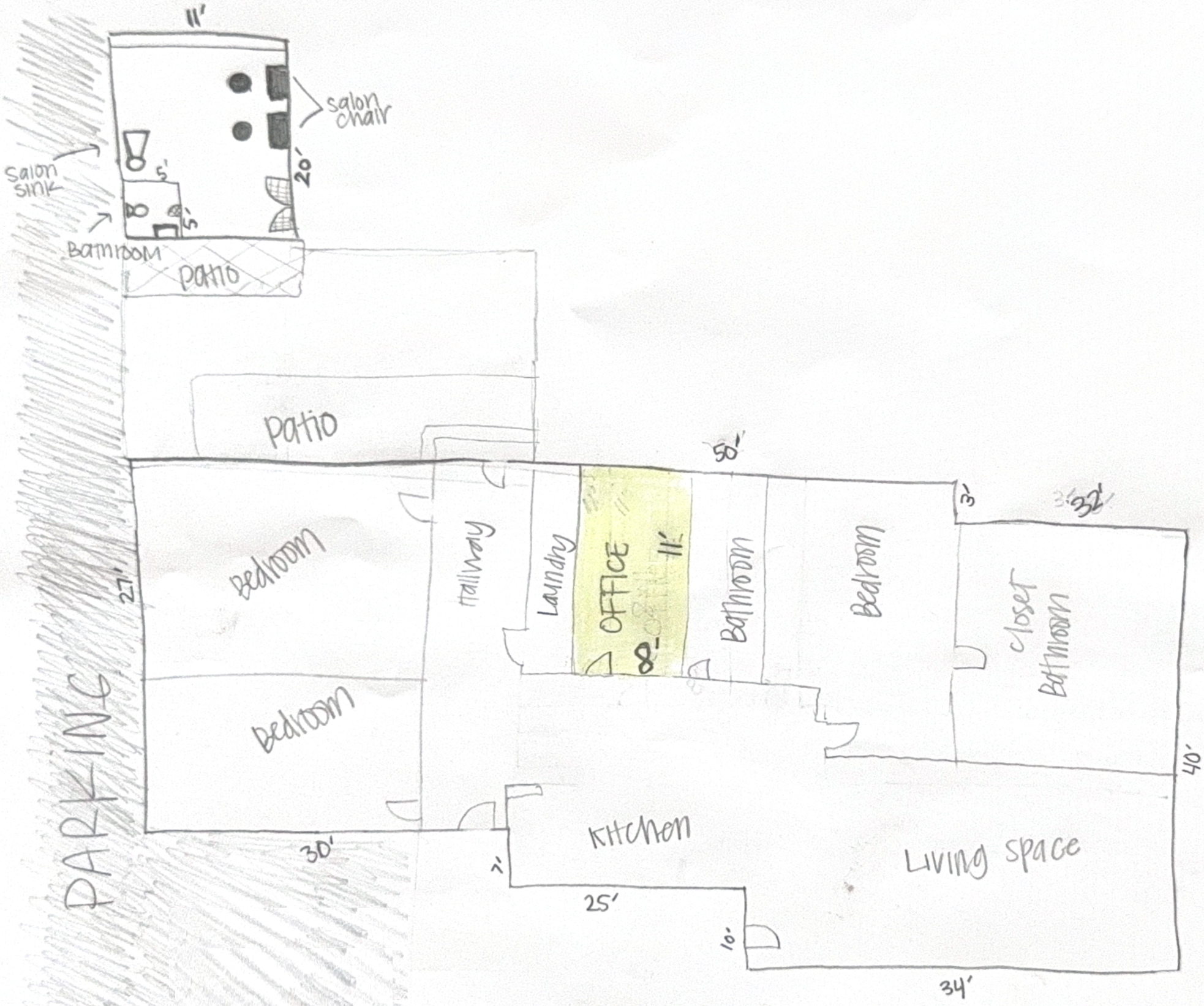

11'
salon chair
salon sink
5'
20'
5'
BATHROOM
patio
patio
50'
3'
3'
32'
27'
Bedroom
Bedroom
Hallway
Laundry
OFFICE
8'
11'
Bathroom
Bedroom
closet
Bathroom
40'
PARKING
30'
2'
KITCHEN
LIVING SPACE
25'
10'
34'

EXHIBIT H
APPLICANT STATEMENTS

Overview of Proposed Use

The applicants are seeking a Home Occupation Conditional Use Permit to operate a small, owner-operated hair salon from a purpose-built studio structure located on the residential property. The proposed business, operated by a licensed cosmetologist, will provide professional hair care services to a limited clientele from a detached accessory building constructed specifically for this use.

The studio accommodates two styling chairs and will be staffed by no more than two licensed cosmetologists, one of whom is the primary resident of the property. The nature of the business is low-intensity and appointment-based, with clients visiting individually or in small numbers at scheduled times throughout the day. There will be no walk-in traffic, no retail sales of products beyond incidental salon merchandise, and no exterior signage beyond what may be permitted under applicable home occupation standards.

The accessory structure has existed on the property for many years and was previously utilized by a prior owner for commercial business purposes. Upon acquiring the property, the current residents remodeled the interior of the structure to accommodate professional hair care services, including the installation of two styling stations. The structure is fully contained and aesthetically consistent with the residential character of the property and the surrounding neighborhood. All professional services will be performed in compliance with applicable state cosmetology licensing requirements and local health and safety codes.

In addition to the detached studio, the business will maintain a dedicated administrative office within the primary dwelling. This space will be used exclusively by the business owner for business-related administrative activities, including scheduling, recordkeeping, licensing, and other operational management tasks. The inclusion of this in-home office component ensures that the primary residence serves as an integral part of the business operation, consistent with the requirements of a residential home occupation license.

The applicants respectfully request conditional use approval to recognize the detached studio structure as an eligible location for this home occupation, acknowledging that the standard home occupation provisions limit business activity to the primary dwelling. It is the applicants' position that the proposed use is compatible with and complementary to the residential neighborhood, generates minimal traffic, noise, and externalities, and is consistent with the intent of home occupation regulations to allow small-scale, resident-operated businesses that do not alter the character of a residential area.

Summary of Home Occupation

Name of Business: Sabrina Lamb

Days and Hours of operation: Scheduling between 9am-7pm Monday-Saturday (By Appointment Only)

Number of additional employees: 1 as needed

Max. number of Customers at the home at a time: 2

Number of appointments per day: 3-12 appointments per day lasting 30 minutes-3 Hours (haircuts vs hair colors) Typically would be 3-6 focused on colors but if it is mostly haircuts, it could be up to 12 appointments realistically.

How appointments are scheduled: By appointment only through phone. Making sure to give enough time to have an appointment run long without running into customer overlap.

Parking for customers: 2 off street parking spots provided. See site plan

Parking for Employees: 1 off street parking spots provided. See site plan

Please explain how you will meet the standards listed below. If it does not apply explain why (N/A is not a valid response). If you do not meet the standard, identify that and explain how you intend to mitigate the impact.

9-34-040: DEVELOPMENT STANDARDS; PERMITTED USE:

The development standards set forth in this section shall apply to any home occupation allowed as a permitted use:

A. Ownership: The home occupation shall be owned and operated by a person who resides in the dwelling where the home occupation is located. Such person shall be the primary provider of the labor, work, or service provided in the home occupation.

- Yes we should meet this standard since the business is ran by Sabrina Lamb who is one of the property owners.

B. Business License: A business license for the home occupation shall be obtained from and continually maintained with the city pursuant to title 6, chapter 11 of this code.

- No we do not yet meet this standard. We are in the process of applying for the business license. However, we cannot get it until we have the home occupation conditional use permit.

C. Employees: Members of the family of the owner who reside in the dwelling may be employed in the home occupation. Nonfamily or nonresident employees shall be limited to one person.

- Yes we meet this standard. There may be one non-residential employee on property at certain times but there would never be more than one.

D. Inspection: All facilities shall comply with fire, building, plumbing, electrical and all other city, county, state and federal codes. Inspections during reasonable hours by city officials may occur as necessary to assure compliance with regulations.

- Yes as far as I know we meet all of these standards. The additional structure that is being utilized has been on the property since before I was born and was previously being used for business purposes by the previous home owner.

E. Inventory: No stock in trade, inventory, or other merchandise to exceed two hundred fifty (250) square feet shall be kept on the premises. No outside storage is allowed. (Ord. 909, 7-21-2009)

- Yes we meet these standards. We do not carry or sell any form of stock/inventory additionally there is no business components being used outside of the home in the yard or anything like that.

F. Modification Of Structures Or Yards: There shall be no visible evidence from the exterior of a dwelling that it is being used for any other purpose than that of a dwelling. No activities shall be carried on outside the dwelling in the yard for the benefit of or

incidental to the home occupation. No front yard area shall be altered to provide parking required for a home occupation. (Ord. 1132, 2-17-2015)

- If I am understanding this question correctly then yes we do meet that standard. There would be no visible evidence outside the home or on the exterior of the home that a business was being operated. However because we are trying to use an accessory building that would be inside but is in the back yard then potentially no we do not meet this standard. There is nothing business related in the yard but we would need access to the building in order for the business to be able to function.
-

G. Nuisance: Tools, items, equipment, or activities conducted within the dwelling which is offensive or noxious by reason of the emission of odor, smoke, gas, vibration, magnetic interference, or noise shall be prohibited.

- Yes we meet this standard. There is no tools, items or equipment that are being used that would cause any issues.

H. Secondary Use: The home occupation shall be clearly incidental and secondary to the primary use of the dwelling for residential purposes. The home occupation shall not disrupt the normal residential character of the neighborhood in which the residence is located. Not more than twenty five percent (25%) of the dwelling unit shall be used for the home occupation.

- Yes we meet these standards. Between the in-home office and detached building, we would not exceed the 25% of dwelling in the main residence.

I. Signs: All signage in a residential area must comply with chapter 26, "Signs", of this title.

- Yes we meet this standard. There are no signs being used.

J. Traffic, Parking, And Access: No home occupation use shall generate pedestrian, parking, or vehicular traffic in excess of that customarily associated with the zone in which the use is located. All parking shall be provided and maintained on site with adequate provision for drop off traffic.

- Yes we meet this standard. There should be more than enough parking available for what the business would ever need all on property and off the public road.

K. Vehicles: Other than the business owner's personal transportation, there shall be no vehicles or equipment on the property associated with the home occupation which would not normally be found at a residence. No signage for the home occupation shall be allowed on vehicles.

- Yes we meet this standard. We do not have any company related vehicles, signage or equipment related to the business especially none that are visible outside of the home or detached building.

L. Yards: Yards surrounding the dwelling and accessory buildings shall not be used for any activities or storage of any materials associated with the home occupation.

- No we do not meet this standard. As previously mentioned there is an accessory building that would be used for the business. There is nothing in the yard or an additional structures that would be used

M. Customers: No customers allowed. Children accessing a limited daycare or limited preschool facility shall not be considered customers.

- No we do not meet this standard. There would be customers that would come to the property in order to get their hair done. It is by appointment only though so there would be no random customers coming and going.

N. Utility Demand: The home occupation shall not cause a demand for public utilities in excess of that necessarily and customarily provided for residential uses.

- Yes I believe we meet this standard. The hair salon would use electricity and water but nothing I would consider to be excessive which could lead to additional demand.

O. Main Structure: The home occupations shall be conducted, located, and contained within the primary structure on the property. (Ord. 909, 7-21-2009)

- No we do not meet this standard. There is a home office within the primary structure but the actual services would be provided in the accessory building on the property.

P. Single-Family And Multiple-Family Dwellings: Home occupations listed as permitted or conditional within this title may be permitted in a single-family or a multiple-family dwelling, subject to the standards found within this section and section 9-34-060 of this chapter. Businesses within multiple-family dwellings shall provide an approval letter from the respective homeowners' association, or management company in the case of apartments, if the business proposes any employees, customers or business vehicles. (Ord. 1132, 2-17-2015)

- Yes we meet this standard since it is not a multiple-family dwelling and is owned by the primary residents with no HOA or management company being involved.

Q. Licensure: Any home occupation involving childcare shall comply with all applicable state and local laws and regulations regarding residential childcare, including, but not limited to, provisions of the Utah child care licensing act, as set forth in Utah Code Annotated section 26-39-101 et seq., as amended, and the residential certificate childcare standards as set forth in the Utah administrative code section R430-50-1 et seq., as amended. In addition, cottage food production operations are regulated and inspected by the Utah department of agriculture. Any food related home occupation under their jurisdiction must comply with these regulations. (Ord. 909, 7-21-2009)

- Yes we meet this standard since there is no involvement with childcare.

MEMO

To: Planning Commission
From: Jennifer Jastremsky, AICP
Date: 2026-08-13
Re: Public Hearing: Kimballs Station Site Plan and Preliminary Subdivision Plat Requests (Administrative Actions)

Comments:

This application is a request for approval of a Site Plan and Preliminary Subdivision Plat for approximately 7.126 acres located on the south side of Kimballs Lane, at approximately 600 E Kimballs Lane. The property is currently zoned RM2. The applicant is requesting that a Site Plan and Preliminary Subdivision Plat be approved to allow for the development of the currently vacant site with a multi-family development.

Site Plan

Findings for Approval:

1. The entire site is being developed under a phased development plan.
2. The site plan conforms to applicable standards set forth in Title 9, as modified by the Development Agreement and Development Agreement Amendment, 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, including its Station Area Plan section, and the purpose of the zone district in which the site is located.
4. That 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, as modified by the Development Agreement Amendment.

Preliminary Subdivision Plat

Findings for Approval:

1. The Preliminary subdivision Plat complies with DCMC Section 17-3-040(A) and

Chapter 17-5, as amended by the Development Agreement Amendment.

ATTACHMENTS:

Kimballs Station PP SP PC Staff Report 8-13-26 -Final Combined reduced.pdf

Development Review Committee
1020 East Pioneer Road
Draper, UT 84020
August 3, 2026

To: Draper City Planning Commission
Business Date: August 13, 2026

From: Development Review Committee

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

Re: Kimballs Station – Site Plan and Preliminary Subdivision Plat Request

Application No.:	2025-0263-SP, 2025-0262-SUB
Applicant:	Spencer Llewelyn, representing Edge Homes
Project Location:	600 East Kimballs Ln
Current Zoning:	RM2 (Multi-family Residential) Zone
Acreage:	7.126 Acres (Approximately 310,396 ft^2)
Request:	Request for approval of a Site Plan and Preliminary Subdivision Plat in the RM2 zone regarding a multi-family development with 20 townhome dwelling units and 146 condominium dwelling units.

BACKGROUND AND SUMMARY

This application is a request for approval of a Site Plan and Preliminary Subdivision Plat for approximately 7.126 acres located on the south side of Kimballs Lane, at approximately 600 E Kimballs Lane (Exhibit B & C). The property is currently zoned RM2. The applicant is requesting that a Site Plan and Preliminary Subdivision Plat be approved to allow for the development of the currently vacant site with a multi-family development.

The City Council approved the Kimballs Junction Development Agreement (Development Agreement), a Zoning Map Amendment, and a Land Use Map Amendment for the subject property on June 17, 2025. These applications allow for the property to be built with multi-family residential at a density of 25-27 dwelling units per acre. The Development Agreement also called for 30 work force housing units to be built on the property and that

the applicant would work with the City on a concept plan to bring back in an amendment.

The City Council approved the Kimballs Station Area Plan on September 2, 2025. This master plan looks at overall development within a ½ mile radius of the Kimballs Lane TRAX Station. The plan called for multi-family housing on the subject property.

On March 24, 2026 the City Council amended the Kimballs Junction Development Agreement (Development Agreement Amendment). The updated agreement included a concept plan and set design standards for the overall project. The application under review with this report is for phase 1 of the development.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	High-Density Residential	Exhibit D
Current Zoning	RM2	Exhibit E
Proposed Use	Multi-family Residential	
Adjacent Zoning		
East	RA1 (Residential Agricultural, 40,000 sq ft lot min)	
West	RA1, RM2	
North	RM2	
South	RA1, RM2	

The High-Density Residential land use designation is characterized as follows:

Residential High Density

LAND USE DESCRIPTION		
CHARACTERISTICS	• Abundant landscaping • Architectural variation between units and/or buildings, designed to look like houses, not boxes • Avoid walls and fences, except for screening and buffering with neighboring developments	
LAND USE MIX	Primary • Patio homes • Townhouses • Multifamily housing	Secondary • Parks • Churches • Schools • Open Space
DENSITY	• Density range: 8-12 dwelling units per acre	
COMPATIBLE ZONING	• Institutional care (IC) • Multiple-family Residential (RM1) • Multiple-family Residential (RM2) • Master Planned Community (MPC)	
LOCATION	• Near retail centers, offices, or other compatible uses • Near major transit investment corridors	
OTHER CRITERIA	• Care must be taken to minimize impacts on other residential areas to provide adequate circulation to accommodate the traffic demands • The developer must demonstrate that the project provides a quality living environment	

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the RM2 zone is to "*to permit well designed apartments, townhomes, twin homes, and condominium at relatively high densities that are appropriately buffered from and compatible with surrounding land uses.*"

Site Plan Layout. The proposed Site Plan follows the concept plan from the Development Agreement Amendment, with a central entrance from Kimballs Lane that surrounds a club house and amenity area (Exhibit F). There are eleven condominium buildings that line the boundary of the site, with two townhome buildings located to the southwest corner. As this is Phase 1 of the development, a stub road is provided to a future canal crossing that will connect to Phase 2. One building does not comply with the minimum front setback and one set of buildings are too close to one another. Suggested conditions of approval have been included in the recommendations section of this report to the effect that these encroachments be remedied on revised plans submitted to planning staff for review and approval.

Table 2 Site Plan Design Requirements

Standard	DCMC or DA Requirements	Proposal	Notes

Number of Units			
Townhomes	20	20	
Condominiums	146	146	
Setbacks-			
Front	10-feet	7-25 feet	A condition has been included to adjust one building that encroaches into setback area.
Rear	10-feet	10.2-18.9 feet	
Side	10-feet	22.2-32.5 feet	
Between Buildings	10-feet	7.3-54 feet	A condition has been included to adjust the location of building(s) that are too close to one another.

Subdivision Layout. The Preliminary Subdivision Plat shows individual lots for the townhome units, and single lots where the condominium buildings will eventually be located (Exhibit J). It is the intent of the applicant to do future plat amendments to create condominium plats for each condominium building. Pages 3-13 of the preliminary plat submittal show typicals of what the future townhome and condominium plat amendments will look like.

Table 3 Subdivision Design Requirements

Standard	DCMC or DA Requirements	Proposal	Notes
Number of Lots	166	166	
Lot/Parcel Size	NA	Townhomes: 695-702 sq ft (footprint) Condominiums: 1,251 sq ft (airspace) Common space: 1.2 ac	
Street Width	27-feet, 20-feet	27-feet, 20-feet	
Street Ownership	Private	Private	
Roadway Dedication	Required along Kimballs Ln	Dedicating 9.25-feet	
Easements-			
PUE Front	7- feet	10- feet	

PUE Rear	7- feet	10- feet	
PUE Side	7- feet	10- feet	
Other	Waterline Easement	Plans show a connection on UTA property to a water line.	An easement from UTA is required.

Landscaping and Lot Coverage. The Landscape Plans shows extensive landscaping around the amenity areas and surrounding the buildings (Exhibit G). The Amenity Plan (Exhibit H) shows the various amenities in accordance with the Development Agreement Amendment. A central clubhouse and pool area will be flanked by an outdoor playground and sitting areas. On the south of the development there will be an additional playground and seating areas. The proposed plans comply with the requirements of the Development Agreement, Development Agreement Amendment and the applicable provisions of the landscape ordinance, except for one building which encroaches into the minimum required perimeter landscaping. A condition of approval has been included in the recommendations section of this report for adjustment of the location of the building to bring the site into compliance.

Table 4 Landscaping Design Requirements

Standard	DCMC or DA Requirements	Proposal	Notes
Lot Coverage			
Overall Landscaping Coverage	25%	28%	
Parking Lot Landscaping	10%	13%	
Perimeter Landscaping	10-feet	7-25 feet	A condition has been included to adjust the building that encroaches into setback area.
Buffer Landscaping	10-feet plus 8-foot fence	10-feet plus 8-foot fence	
Water Wise Landscaping	20% sod/lawn max	13.9% sod/lawn	
Street Trees	From approved tree list	Raspberry Spear Crabapple and Ivory Silk Japanese Tree Lilac	Selected species are from the approved tree list
Amenities		Clubhouse, exercise facility, pool,	Required amenities are

		playground, gathering areas	provided

Parking. The plan shows surface parking spaces around the center amenity area, with additional surface stalls scattered throughout the site (Exhibit F). Each townhome unit has a two-car garage and a two-car driveway. Condominium buildings each contain 10 single car garages, with an additional parking space on the driveway behind each garage. Driveway depths have been approved to be 18-feet deep under the Development Agreement Amendment. Overall, 2.46 stalls per dwelling unit are provided in Phase 1.

Table 5 Parking Lot Design Requirements

Standard	DCMC or DA Requirements	Proposal	Notes
Parking Required	405 spaces	407 spaces	
Covered Surface	72	72	
Uncovered Surface	33	35	
Garage Spaces	150	150	
Driveway Spaces	150	150	
Pedestrian Connections	5-foot walks on one side of the roadway	5-foot walkways through the project in accordance with the Development Agreement Amendment	
Access Point Width	32-feet	32-feet	

Architecture. The Development Agreement Amendment set the architectural design and standards for the project, including building materials and height (Exhibit I). The proposed elevations match those concepts that were included in the Development Agreement Amendment.

Table 6 Architectural Design Requirements

Standard	DCMC or DA Requirements	Proposal	Notes
Building Height			
Main Buildings	54-feet maximum	Townhomes: 35-feet 3-story Condominiums: 42-feet 4-story Condominiums: 52-	

		feet Clubhouse: 26-feet	
Materials	Stucco, composite, stone/brick	Stucco, composite, stone/brick	Development Agreement Amendment requires various roof styles and use of materials on different buildings, without setting any specific percentages.

Lighting. The lighting plan shows minimal use of pole lights, with those used located along Kimballs Lane and along the interior circular loop road. Decorative wall mounted lights are included along the building, above garages and on ground floor patios. Analysis of the photometric lighting plan for the site revealed that the proposed lighting plan did not meet the required maximum illumination ratio of ordinance and a recommended condition of approval to rectify this has been included in the recommendations section of this report.

Table 7 Lighting Design Requirements

Standard	DCMC or DA Requirements	Proposal	Notes
# of Light Poles	31	17	
Light Pole Height	14’ interior, 20’ public street	14’ interior, 20’ public street	
Foot Candles			
Maximum Illumination	8.0 fc	6.0 fc	
Maximum Average Illumination	4.0 fc	1.75 fc	
Maximum Illumination Ratio (Max:Ave)	2.5:1 fc	3.4:1 fc	A condition of approval has been included requiring this standard be met.

Fencing. The applicant is providing an 8-foot tall Rhino Rock wall along the west and south property lines adjacent to existing residential properties, as required and approved in the Development Agreement Amendment. Additional fencing will be required around the pool

area by Salt Lake County Health Department regulations. This future fencing is not shown on the plans.

Table 8	Fencing Design Requirements		
Standard	DCMC or DA Requirements	Proposal	Notes
Buffer Fencing	8-foot wall	8-foot wall	

Criteria For Approval.

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

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

Preliminary Subdivision 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.

REVIEWS

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

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

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

Geotechnical and Geologic Hazards Review. Taylor Geo-Engineering, LLC, in working with the Draper City Building and Engineering Divisions, has completed their review of the geotechnical report submitted as a part of the Site Plan and Preliminary Subdivision Plat submissions. Comments from Taylor Geo-Engineering, LLC, if any, can be found in Exhibit A.

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

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

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

STAFF RECOMMENDATION

After reviewing the application, staff finds that the applications comply with the minimum criteria of the DCMC for approval of the application and recommends that the Planning Commission review the request, hear from the applicant, and receive public comment as applicable to the application. Staff recommends that the Planning Commission approve the request based on the findings and criteria for approval as listed in the staff report, including the requirements for recordation and development of a subdivision. The staff recommendation is based upon the following:

1. With the adoption and implementation of the recommended conditions of approval listed below, the proposed Site Plan and Preliminary Subdivision Plat submissions will comply with the applicable criteria for review and approval as found in DCMC Sections 9-5-090(E), 17-3-040(A), and Chapter 17-5, as amended by the Development Agreement and the Development Agreement Amendment.

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

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
3. That the buildings be adjusted so they comply with the minimum Development Agreement Amendment standards of a 10-foot setback from other buildings and a 10-foot setback from exterior property lines.
4. Obtain a signed and recorded water line easement from UTA, or redesign the utility plan to not include a water line across the UTA property.
5. Redesign the lighting plan to achieve compliance with the maximum to average foot candle illumination ratio of 2.5:1 in compliance with DCMC Section 9-20-070(B).
6. Address all additional comments and redlines included in Exhibit A of this report prior to pulling a Land Disturbance Permit.

MODEL MOTIONS AND FINDINGS

Site Plan

Sample Motion for Approval – I move that we approve the Site Plan, as requested by Spencer Llewelyn, representing Edge Homes for the Kimballs Station Site Plan, application

2025-0263-SP, based on the findings for approval and subject to the conditions listed in the Staff Report dated August 3, 2026.

Findings for Approval:

1. The entire site is being developed under a phased development plan.
2. The site plan conforms to applicable standards set forth in Title 9, as modified by the Development Agreement and Development Agreement Amendment, 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, including its Station Area Plan section, and the purpose of the zone district in which the site is located.
4. That 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, as modified by the Development Agreement Amendment.

Sample Motion for Modified Approval– I move that we approve Site Plan, as requested by Spencer Llewelyn, representing Edge Homes for the Kimballs Station Site Plan, application 2025-0263-SP, based on the findings for approval and subject to the conditions listed in the Staff Report dated August 3, 2026 and as modified by the following additional findings or conditions below:

Additional Findings or Conditions:

1. (List any additional findings or conditions…)

Preliminary Subdivision Plat

Sample Motion for Approval – I move that we approve the Preliminary Subdivision Plat, as requested by Spencer Llewelyn, representing Edge Homes for the Kimballs Station Preliminary Subdivision Plat, application 2025-0262-SUB, based on the findings for approval and subject to the conditions listed in the Staff Report dated August 3, 2026.

Findings for Approval:

1. The Preliminary subdivision Plat complies with DCMC Section 17-3-040(A) and Chapter 17-5, as amended by the Development Agreement Amendment.

Sample Motion for Modified Approval– I move that we approve Preliminary Subdivision Plat, as requested by Spencer Llewelyn, representing Edge Homes for the Kimballs Station Preliminary Subdivision Plat, application 2025-0262-SUB, based on the findings for approval and subject to the conditions listed in the Staff Report dated August 3, 2026 and as modified by the following additional findings or conditions below:

Additional Findings or Conditions:

1. (List any additional findings or conditions…)

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Brien Maxfield Digitally signed by Brien Maxfield DN: C=US, E=brien.maxfield@draperutah.gov, O=Draper, OU=Public Works - Engineering, CN=Brien Maxfield Date: 2026.08.05 10:58:32-06'00'

Draper City Public Works Department

Draper City Planning Division

Don Buckley Digitally signed by Don Buckley DN: C=US, E=don.buckley@draper.ut.us, O=Draper City Fire Department, OU=Fire Marshal, CN=Don Buckley Date: 2026.08.06 06:48:55-06'00'

Draper City Fire Department

Draper City Legal Counsel

8/6/26

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. Show the free standing signs on the site plan drawing to verify compliance with Development Agreement Amendment Section 3.4.9.
2. Clarify the buffer wall. There are two details shown, one at 6' tall and one at 8' tall. The Development Agreement Amendment Section 3.2.4 requires an 8' tall wall.
3. Adjust the carport location on Lot 107 so that it is at least 6' away from adjacent building per DCMC Section 9-10-040(A)(1)(d).
4. Both 14-plexes elevations show what appears to be a metal awning at the entry to the corridors. These should be shown on the site plan for these four buildings to ensure they are outside the 10' setback per Development Agreement Amendment section 3.4.3.
5. Per development Agreement Amendment Section 3.4.3 buildings shall be 10' from the property line and 10' from other buildings.
6. Adjust the ownership shown on the preliminary plat to accurately reflect planned ownership of roads and guest parking areas.
7. Some areas of the landscape plan do not show 75% plant coverage as required by DCMC Section 9-23-050(G).
8. Per DCMC Section 9-20-070 the max/ave illumination ratio is 2.5:1. Please modify the plans to obtain a max/ave ratio of 2.5:1.
9. Site boundary lighting shall be a maximum of 0.2 foot candles per DCMC Table 9-20-1.

Engineering and Public Works Divisions Review.

1. Traffic impact study third party review underway. Comments will be forwarded when received by city. TIS received with second submittal. Review comments attached.
2. Drinking water pipeline and secondary pipeline cross property owned by UTA. Provide owner's written authorization, utility easement, or other instrument approving the installation. City cannot approve improvements on adjacent owner's property without owner's permission. UTA approval not provided with third submittal.
3. Drainage design on civil plans in third submittal no longer correspond to the drainage design in the drainage report. For example, Sub-1 and Sub-2 each

had an inlet provided. Now those subbasins gutter flow to internal loop street. Update drainage design or drainage report in order to verify capacities and runoff collection.

4. Proposed grading plan does not tie to existing surface shown. For example, along the south boundary, both sides of the basin, none of the proposed contours tie to the existing contours, see 4078, 4079, & 4080. This continues along western boundary. It appears the proposed site plan grading "spills" across the property line before the existing and proposed surfaces connect.
5. The proposed TBC at western terminus of curb and gutter on Kimballs Lane is approximately four inches below the existing surface. Add the proposed edge of asphalt transitioning back to the existing asphalt. Sheet 05, EX01, shows the demo of the existing asphalt but not design information is provided on the proposed asphalt surface in the area.
6. Subsurface drains shall be private and are required to be maintained per DCMC 17-5-050(E). Informational comment because no subsurface or foundation drains shown on plans. Any foundation drains require approved discharge point – none provided on sheets. No action or response required to comment.
7. Similar to temporary turn-around, provide design and construction plans for temporary secondary access. Provide sight-distance triangles to ensure adequate sight decision making time. Drive approach required during usage, to be removed and replaced with standard curb and gutter and sidewalk once temporary road is removed. Comment addressed in third submittal
   (a) Provide sight distance to westbound traffic from stop sign. (Eastbound triangle shown.
   (b) Provide appropriate turning radius at Culdee Ln for traffic movement.
8. Temporary turn-around on Handel Dr show mounting inlets on both sides of street. Typically emergency vehicles cannot drive over hooded inlets (per provided inlet detail).

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.

   D103.6.1 Roads 20 to 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are

20 to 26 feet wide (6096to 7925 mm).

❖ This section requires that parking be prohibited on both sides of narrower fire apparatus access roads. Twenty feet (6096 mm) is the appropriate width needed for two average-size fire trucks to pass one another. If that width is reduced by parking even on one side, it will be potentially difficult for a fire department to undertake emergency operations in that area.

D103.6.2 Roads more than 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

❖ Because this width is more than sufficient for maneuvering at least two fire department vehicles by one another, parking would be allowed on one side.

2. D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305mm) wide by 18 inches (457mm) high and have red letters on a white reflective background. Signs shall be, posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2. NO PARKING FIRE LANE signs shall be placed every 250 feet. Please show on plans.
3. Fire Department Approved Turn Around Required. Access roads over 150 feet long shall require an approved turn around. Below is a diagram of approved fire department turn arounds. Bldg. M-106 appears it may need a turn around. If phase 1 is not going to connect right away a form of a temporary turn around would be required where it connects to phase 2.
4. Fire Hydrants are required. Hydrants are required to be spaced at 450ft as the hose lays not as the crow flies for this project. Fire Flow of 2,000 GPM @ 20 p.s.i. residual pressure. All fire hydrants are required to be operational and unobstructed at all times throughout the project. If at any time a hydrant needs to be shut down and made inoperable the Fire Marshal shall be notified immediately.
5. 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.
6. 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 subdivision. 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.

7. 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.
8. 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 avail-able from the local fire department. All-weather sur-faces are required because the responding fire department should not waste time moving snow or trying to get out of mud.
9. 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.
10. Fire Sprinklers Required. A deferred submittal for a NFPA 13R fire sprinkler shop drawings are to be sent via email to: Don Buckley at

fire.permits@draperutah.gov . A complete set of plans, with manufacturer cut sheets, and hydraulic calculations. Plans must be stamped by a NICET level III or better in Auto Sprinkler Layout. (There needs to be a hydrant within 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.

11. Fire Department Connection (FDC): The FDC is required as part of a water-based suppression system as the auxiliary water supply. The FDC will give the fire department the capability to supply additional pressure necessary to the automatic fire sprinkler system and the standpipe system. The FDC will be located at the entrance to the building and will be within 100-feet of the fire hydrant. The FDC will be located to ensure connected hoses which supply the system will not obstruct access to the buildings for other fire apparatus. The final location of FDC will be approved by the Fire Marshal.
12. Fire Alarm Required. A deferred submittal for fire alarm shop drawings are to be sent via email to the following to: Don Buckley at fire.permits@draperutah.gov . A complete set of plans, with manufacturer cut sheets, and battery calculations. Plans must be stamped by a NICET level III or better in Fire Alarm Systems. ALL FIRE ALARM PLANS REQUIRE 3rd PARTY REVIEW PRIOR TO BE SUBMITTED TO THE DRAPER FIRE DEPARTMENT.
13. 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.
14. 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.
15. Street Signs required and are to be posted and legible prior to building permits being issued. All lots to have lot number or address posted and legible. There is to be a form of temporary signage during construction identifying the building addresses.

GIS Division Review.

1. Please adjust the addressing labels to reflect the V2 redlines document.

EXHIBIT B
VICINITY MAP

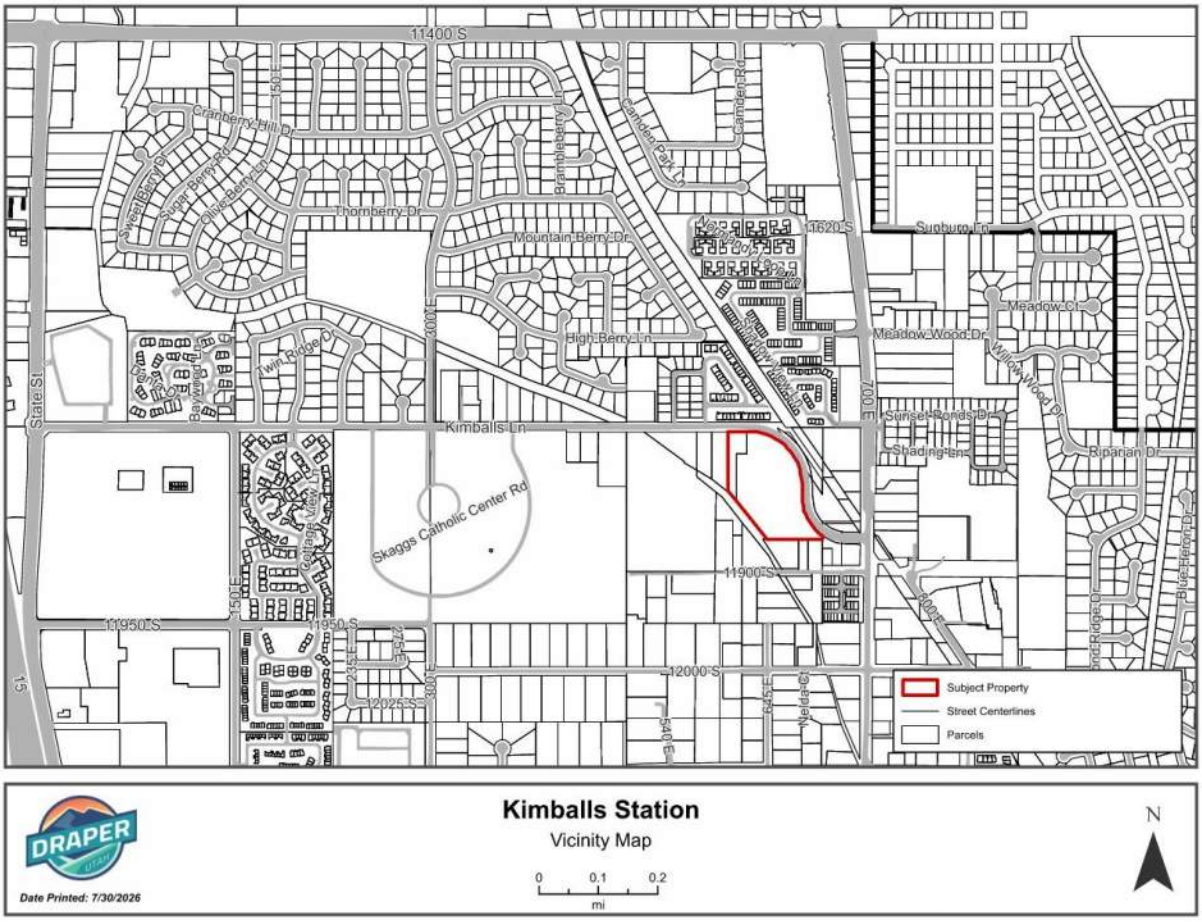


EXHIBIT C
AERIAL MAP

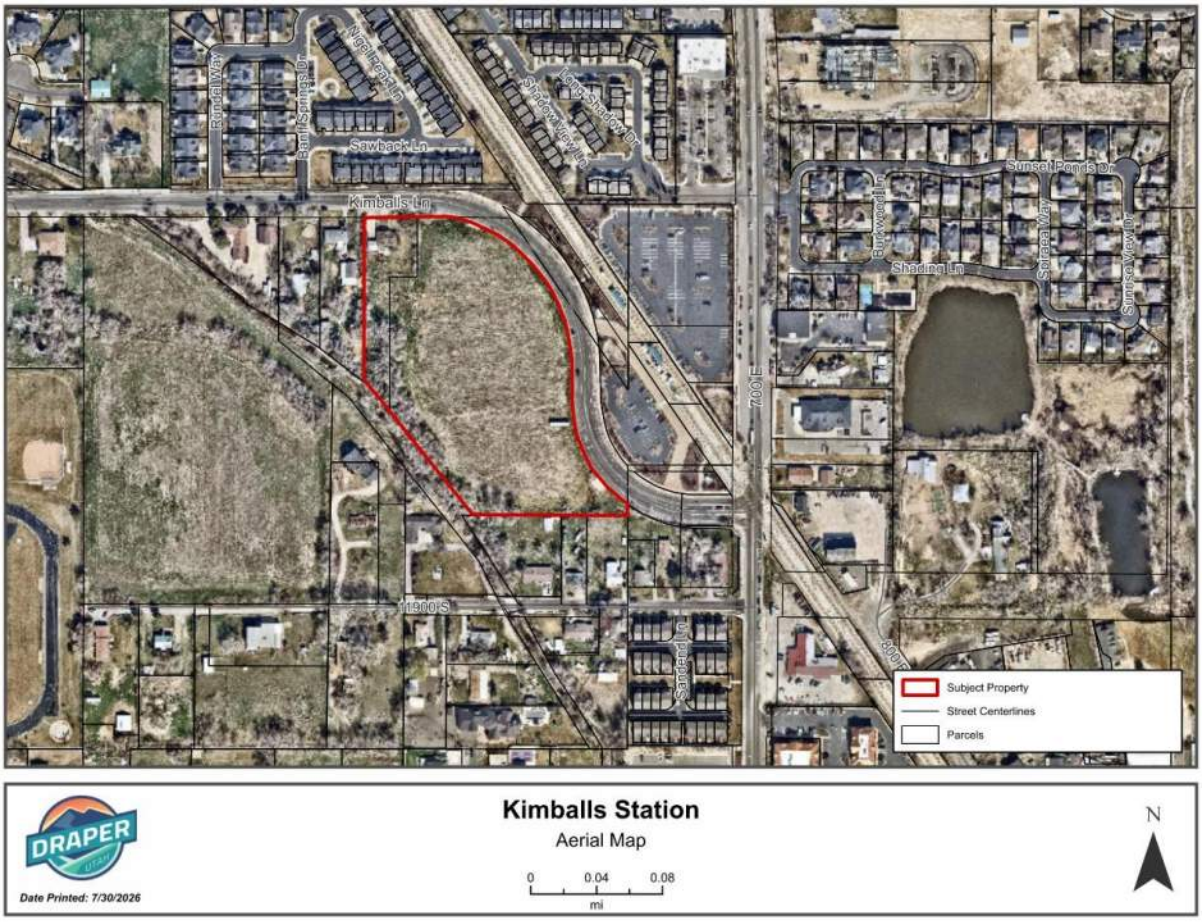


EXHIBIT D
LAND USE MAP

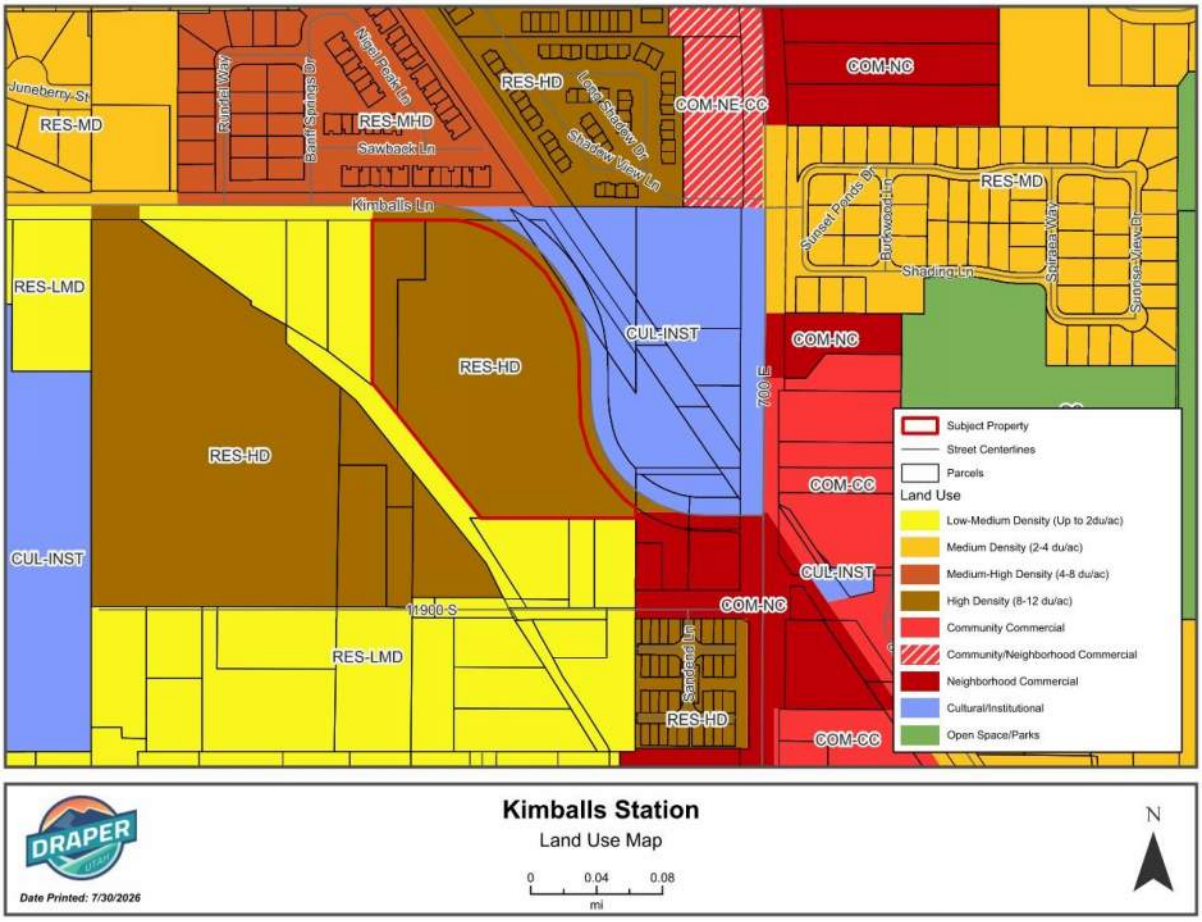


EXHIBIT E
ZONING MAP

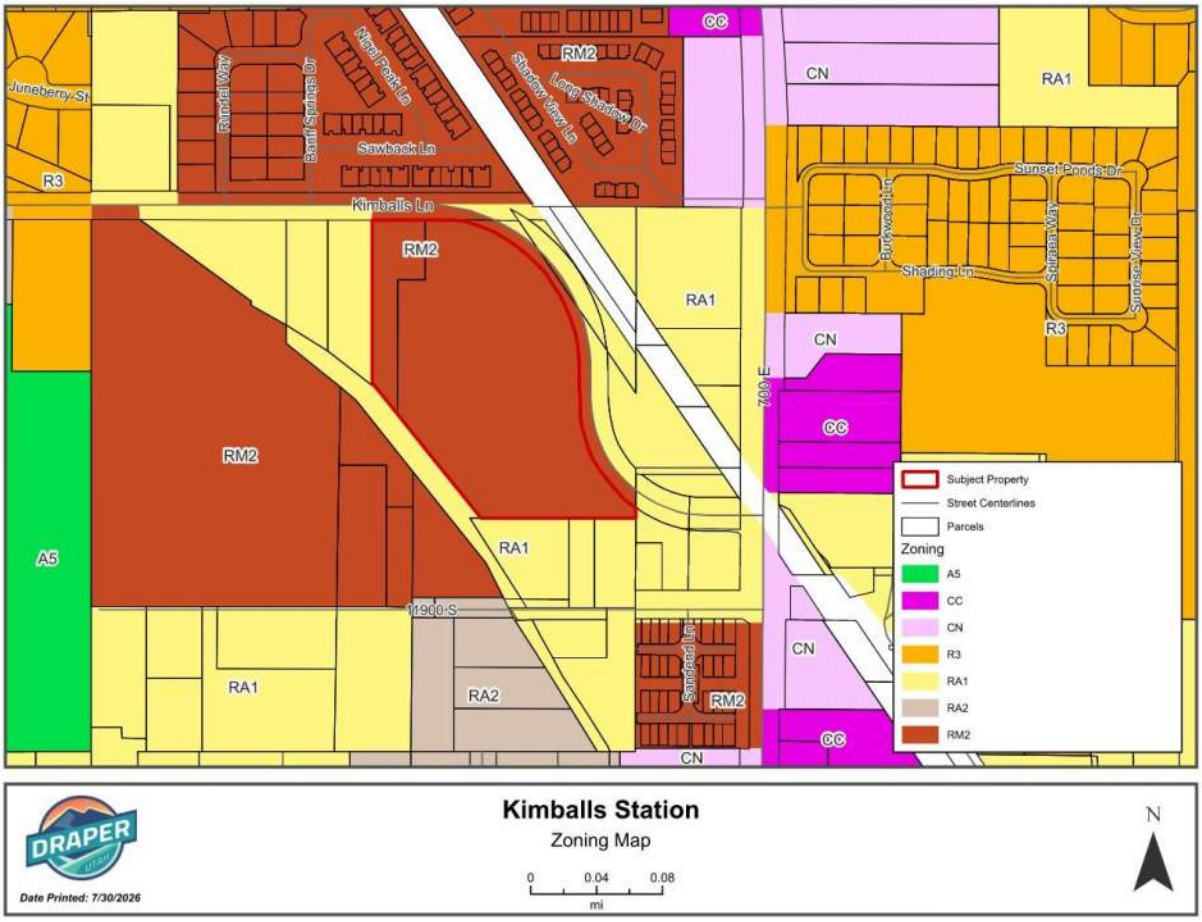


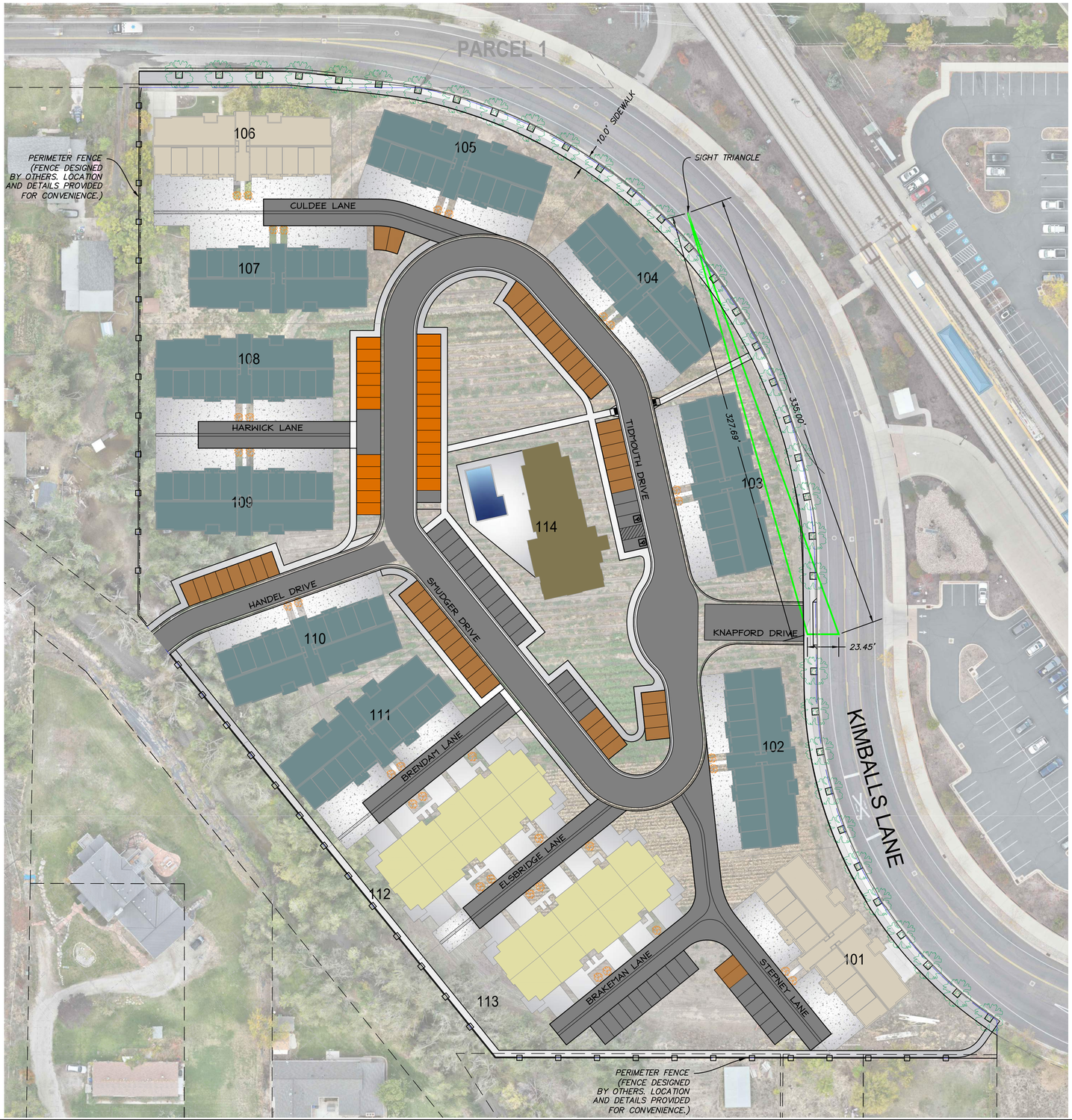
EXHIBIT F
SITE PLAN

DRAPER KIMBALLS LANE STATION
PRELIMINARY SITE PLAN

N
W E
S
0 40 80 Feet

PARCEL 1 - PRODUCT MATRIX		
DESCRIPTION	QUANTITY	UNITS
14-PLEX 4-STORY CONDO	9	126
10-PLEX 3-STORY CONDO	2	20
B2B 10-PLEX TOWNHOME	2	20
TOTAL	13	166

PARCEL 1 - PARKING MATRIX	
DESCRIPTION	QUANTITY
OUTDOOR COVERED PARKING (RESIDENT PARKING)	72
OUTDOOR UNCOVERED PARKING (GUEST PARKING)	35
ADA PARKING	2
DRIVEWAY PARKING	150
GARAGE PARKING	150
STREET PARKING	0
TOTAL	409

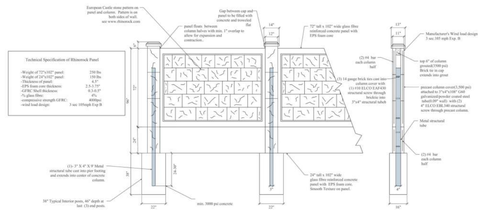


PARCEL 1

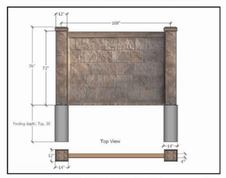
AREA: 310,396 SQ. FT., 7.13 ACRES
STREET RIGHT-OF-WAY: 53,571 SQ. FT.
IMPERVIOUS AREA: 84,200 SQ. FT.
LANDSCAPE AREA: 89,252 SQ. FT.
BUILDING FOOTPRINT: 85,647 SQ. FT.
TOTAL BUILDING FLOOR AREA: 219,368 SQ. FT.

LEGEND:

- 10-PLEX 3 STORY CONDO
- 14-PLEX 4 STORY CONDO
- B2B 10-PLEX TOWNHOME
- COVERED PARKING



RhinoRock
RHINOROCK FENCE SPECIFICATIONS



TECHNICAL INFORMATION - RhinoRock Fence Panel		
Dimensions of Panel	96" (2.44 m) x 72" (1.83 m)	72"x102"
Weight of Panel	370 kg	336 lbs
Weight per area	24.7 kg/ft²	4.90 lb/ft²
Thickness of Panel	152 mm	6.0"
Thickness of Concrete Core	64-89mm	2.5-3.5"
Cast Steel reinforced concrete shell thickness	9mm	0.4"
% glass fiber by volume		4-6.30%
Compressive Strength of proprietary concrete mix design	4x10⁷ N/m^2	5800 psi
ASTM#1 tensile strength of glass fiber reinforced concrete	9.6x10⁶ - 1.4x10⁷ N/m²	1400-2100 psi
Wind load capacity of panel	155 mi/h	140mph with 1.5 safety factor
Lateral load capacity of panel	1644 kg/lineal meter	1500 lbs/lineal foot
Moisture absorption of 155 foam core by total immersion		<3%
Combustibility of glass fiber reinforced concrete shell		Non-combustible
Freeze/thaw performance		300 freeze thaw cycles with no damage
Decay, fungus, or mushroom attack		none
Termites food source		none

CALL BEFORE YOU DIG!
BLUE STAKES 1 800 662 4111

PERIGEE CONSULTING
CIVIL · STRUCTURAL · SURVEY
8089 SOUTH 1300 WEST, SUITE 160
WEST JORDAN, UT 84088
801.628.6004 TEL 801.599.0911 FAX
WWW.PERIGEECIVIL.COM

LICENSED PROFESSIONAL ENGINEER
No. 5049576
TYLER V. WHITE
10 JULY 2026
STATE OF UTAH

DRAPER CITY

CITY ENGINEER DATE

MARK	DESCRIPTION	DATE	APPR.

DESIGNED BY:	AEV
DWN BY:	AL
CKD BY:	TVW
SUBMITTED BY:	
FILE NAME:	N:\2111\6 Edge Homes Draper Trax\Cad\VP\V03_SP01
SIZE:	ANSI D
PLOTTED BY:	
PLOT DATE:	7/10/2026 11:52:08 AM
SOLICITATION NO:	
CONTRACT NO:	0111\6
REV:	DATE: 10 JULY 2026

EDGE HOMES
KIMBALLS LANE STATION
PLANNING CONCEPT PLAN

SHEET NUMBER
03
OF 07 SHEETS
DRAWING NAME
SP01

DRAPER KIMBALLS LANE STATION
PRELIMINARY SITE PLAN



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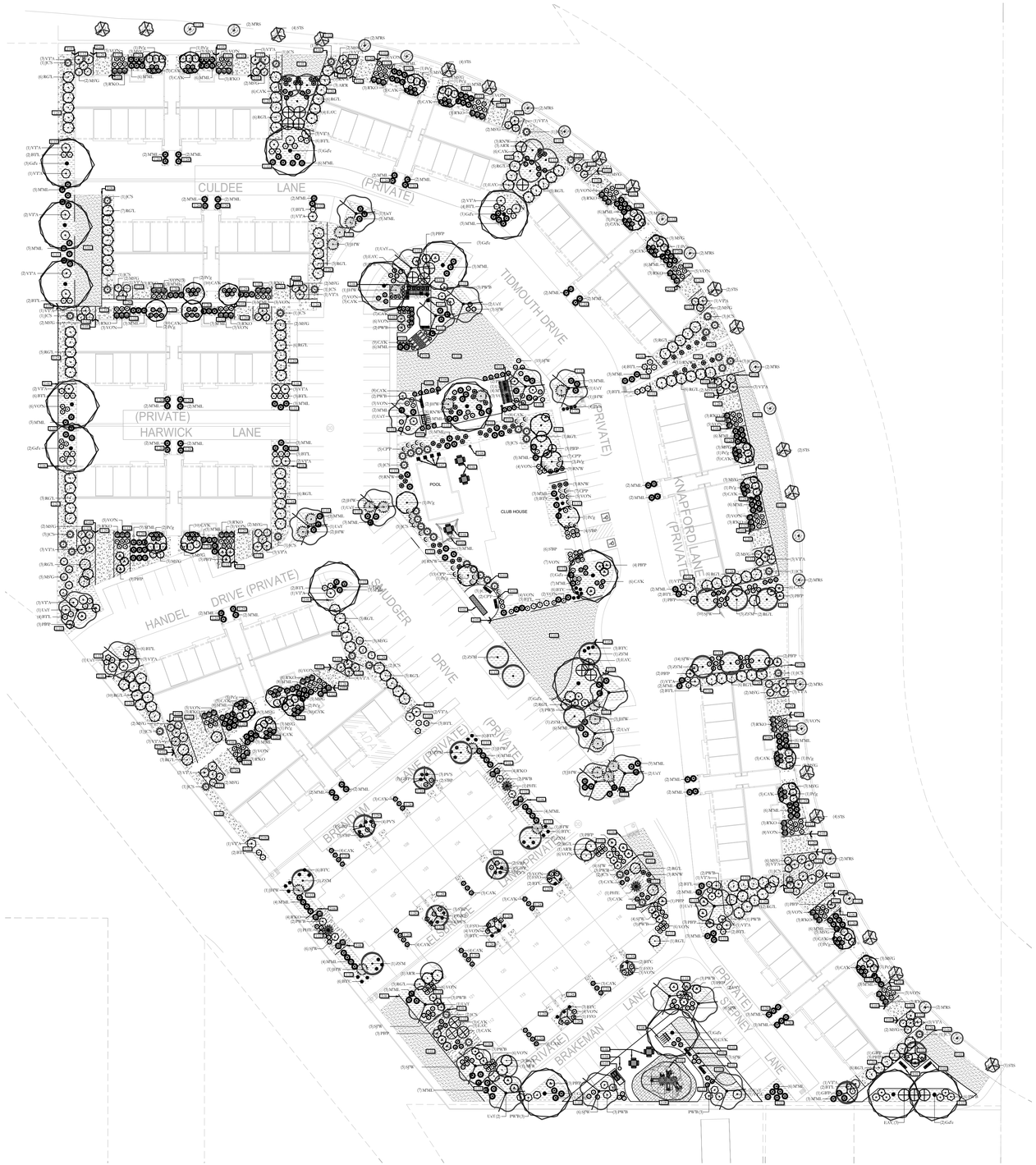
DESIGNED BY: AEW	DWN BY: AL	CKD BY: TVW	SUBMITTED BY:
DATE: 10 JULY 2026	SOLICITATION NO:	CONTRACT NO: 01116	REV:
FILE NAME: N:\01116 Edge Homes Draper Trax\Cadd\VP\V3_SP01	SIZE: ARCH D	PLOTTED BY:	PLOT DATE: 7/10/2026 11:50:29 AM

EDGE HOMES
KIMBALLS LANE STATION
SITE PLAN

SHEET NUMBER
04
OF 07 SHEETS
DRAWING NAME
SP02

CALL BEFORE YOU DIG!
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EXHIBIT G
LANDSCAPE PLAN



SHEET INDEX

SHEET LP 103

SHEET LP 104

PLANT MATERIALS

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	JC'S	50	Juniperus chinensis `Spartan` Spartan Juniper	B & B		6`
	PH'E	3	Pinus heldreichii `Emerald Arrow` Emerald Arrow Bosnian Pine	B & B		5`-6`
DECIDUOUS TREES						
	AR'R	9	Acer rubrum `Redpointe` Redpointe Maple	B & B	2"Cal	
	FS'O	4	Fagus sylvatica `Red Obelisk` Red Obelisk European Beech	B & B	2"Cal	
	GB'P	6	Ginkgo biloba `Princeton Sentry` Princeton Sentry Gingko	B & B	2"Cal	
	Gd'e	17	Gymnocladus dioica 'Espresso' Kentucky Coffeetree	B & B	2"Cal	
	M'RS	18	Malus x `Raspberry Spear' Raspberry Spear Crabapple	B & B	2"Cal	
	Pc'g	28	Pyrus calleryana `Glen`s Form` TM Chanticleer Pear	B & B	2"Cal	
	S'IS	17	Syringa reticulata 'Ivory Silk' Ivory Silk Japanese Tree Lilac	B & B	2"Cal	
	Ux'f	23	Ulmus x `Frontier` Frontier Elm	B & B	2"Cal	
	ZS'M	14	Zelkova serrata `Musashino` Musashino Zelkova	B & B	2"Cal	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
DECIDUOUS SHRUBS				
	BT'C	46	Berberis thunbergii `Concorde` Concorde Japanese Barberry	5 gal
	BT'L	64	Berberis thunbergii `BailErin` TM Limoncello Barberry	5 gal
	CP'P	34	Cytisus purpureus Purple Broom	5 gal
	EA'C	17	Euonymus alatus `Compactus` Compact Burning Bush	5 gal
	PB'P	47	Prunus besseyi `P011S` 'Pawnee Buttes' Pawnee Buttes Sand Cherry	5 gal
	PW'B	49	Physocarpus opulifolius 'SMNPMS' Summer Wine® Black Ninebark	5 gal
	RG'L	145	Rhus aromatica `Gro-Low` Gro-Low Sumac	5 gal
	S'BP	20	Syringa x `SMNJRPU` TM Bloomerang Dwarf Purple Lilac	5 gal
	SJ'W	86	Spiraea japonica `Walbuma` Magic Carpet Spirea	5 gal
	VO'N	189	Viburnum opulus 'Nanum' Dwarf European Cranberrybush	5 gal
	VT'A	84	Viburnum trilobum `Alfredo` Alfredo Cranberrybush Viburnum	5 gal
EVERGREEN SHRUBS				
	JH'W	21	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	5 gal
GRASSES				
	CA'K	220	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	1 gal
	M'ML	323	Miscanthus sinensis `Morning Light` Morning Light Maiden Grass	2 gal
	MS'G	105	Miscanthus sinensis `Gracillimus` Maiden Grass	2 gal
	PV'S	18	Panicum virgatum `Shenandoah` Shenandoah Switch Grass	1 gal
ROSES				
	R'KO	74	Rosa x `Radrazz` TM Knock Out Shrub Rose	5 gal
	RN'W	59	Rosa x `Noaschnee` TM Flower Carpet White Groundcover Rose	5 gal

ISSUE DATE: 7/9/2026

PROJECT NUMBER: UT25170

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 02/25/26

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

NORTH

0' 20' 40' 80' 160'

GRAPHIC SCALE: 1" = 40'

PROJECT INFORMATION

KIMBALL'S STATION
PH 1
DRAPER, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

EDGE HOMES
801-494-0150

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LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT JEREMY ANDWORTH 8128121-5301 7/9/2026 ELECTRONIC SEAL STATE OF UTAH

DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: KBA
PLOT DATE: 7/9/2026

LANDSCAPE OVERALL PLAN

CITY PERMIT SET

LP-100

LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

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

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

1.2 SITE CONDITIONS

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

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

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

1.3 PERMITS

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

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

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

1.5 FINAL INSPECTION

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

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

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

1.7 MAINTENANCE

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

1.8 GUARANTEE

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

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

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

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

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

D. WEED BARRIER: DEWITT 5 OZ. WEED BARRIER FABRIC. MANUFACTURED BY DEWITT COMPANY, DEWITTCOMPANY.COM OR APPROVED EQUAL.

E. TREE, SHRUB, AND GRASS BACKFILL MIXTURE; BACKFILL MIXTURE TO BE 80% NATIVE SOIL AND 20% TOPSOIL, THOROUGHLY MIXED TOGETHER PRIOR TO PLACEMENT.

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

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

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

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

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

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

PART III - EXECUTION

3.1 GRADING

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

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

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

3.2 TURF GRADING

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

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

3.3 PLANTING OPERATIONS

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

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

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

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

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

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

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

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

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

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

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

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

4. TURF - SOD LAYING

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

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

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

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

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

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

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

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

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

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

3.5 WEED BARRIER

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

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

C. OVERLAP ROWS OF FABRIC MIN. 6"

D. STABLE FABRIC EDGES AND OVERLAPS TO GROUND.

END OF SECTION

LANDSCAPE PLAN NOTES

GRADING AND DRAINAGE REQUIREMENTS

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

GENERAL LANDSCAPE NOTES

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

LAWN/GRASS AREA

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

MULCH

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

GENERAL IRRIGATION NOTES

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

INSTALLER RESPONSIBILITIES AND LIABILITIES

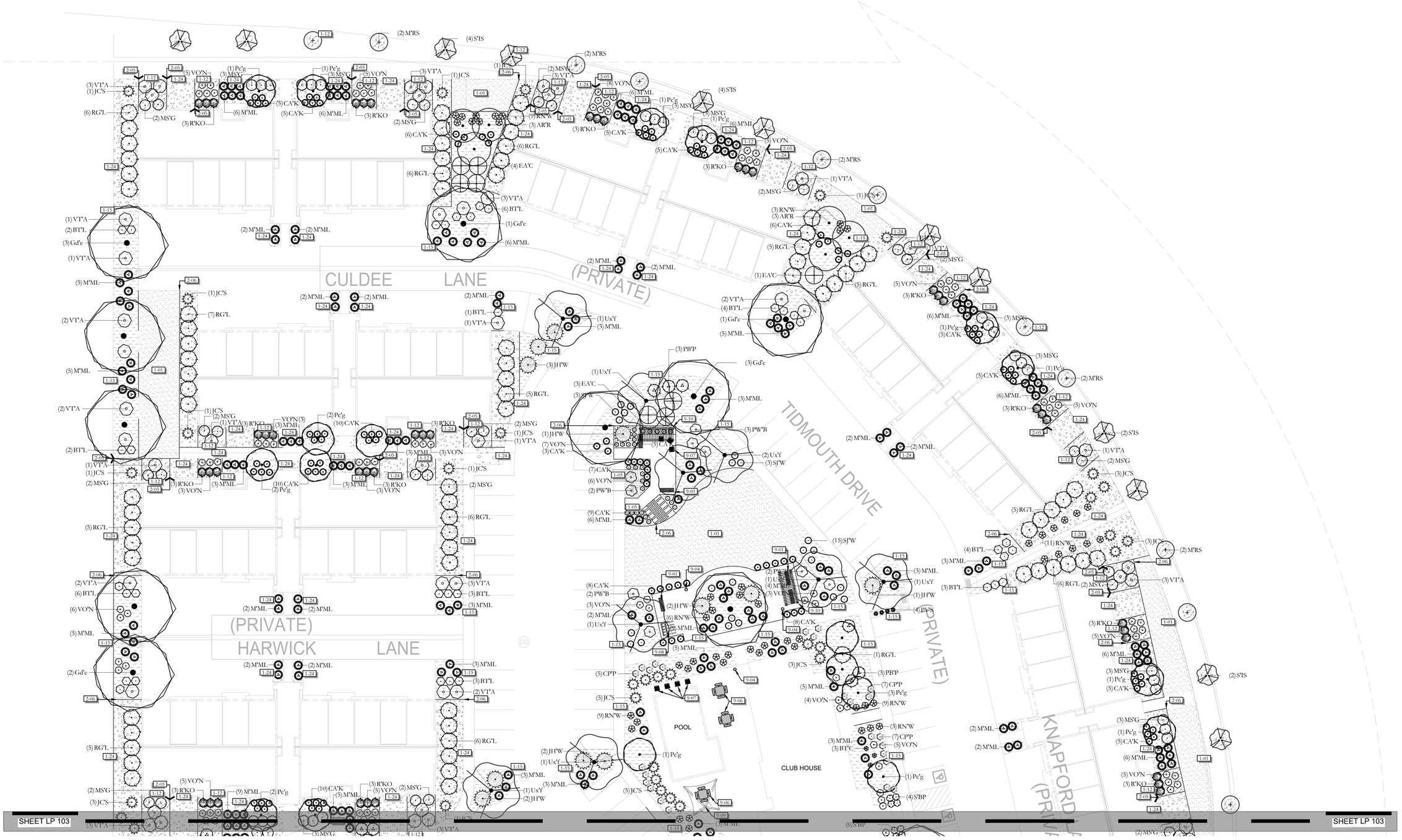
- THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.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

SITE MATERIALS

(NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

1 LANDSCAPE

	1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH DROUGHT TOLERANT KENTUCKY BLUE GRASS OR APPROVED EQUAL. SEE SOD LANDSCAPE NOTES FOR FURTHER INFORMATION. SHEET LP-101.	12,342 sf
	1-02	SMALL SIZE DECORATIVE ROCK AREAS: SMALL SIZE DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH THREE QUARTER INCH (3/4") COTTONWOOD FRACTURED STONE GRAVEL ROCK. APPLY DECORATIVE ROCK TO	355 sf
	1-03	XERILAWN SODDED LAWN AREA. LAWN AREAS SH



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
7/9/2026	UT25170	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 02/25/26	SHEET LP 102 / SHEET LP 103	EDGE HOMES 801-494-0150	PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com	LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8128127-5301 7/9/2026 ELECTRONIC SEAL STATE OF UTAH	PM: JTA; DRAWN: ACP; CHECKED: KBA; PLOT DATE: 7/9/2026

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		

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NORTH

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

KIMBALL'S STATION
PH 1
DRAPER, UTAH

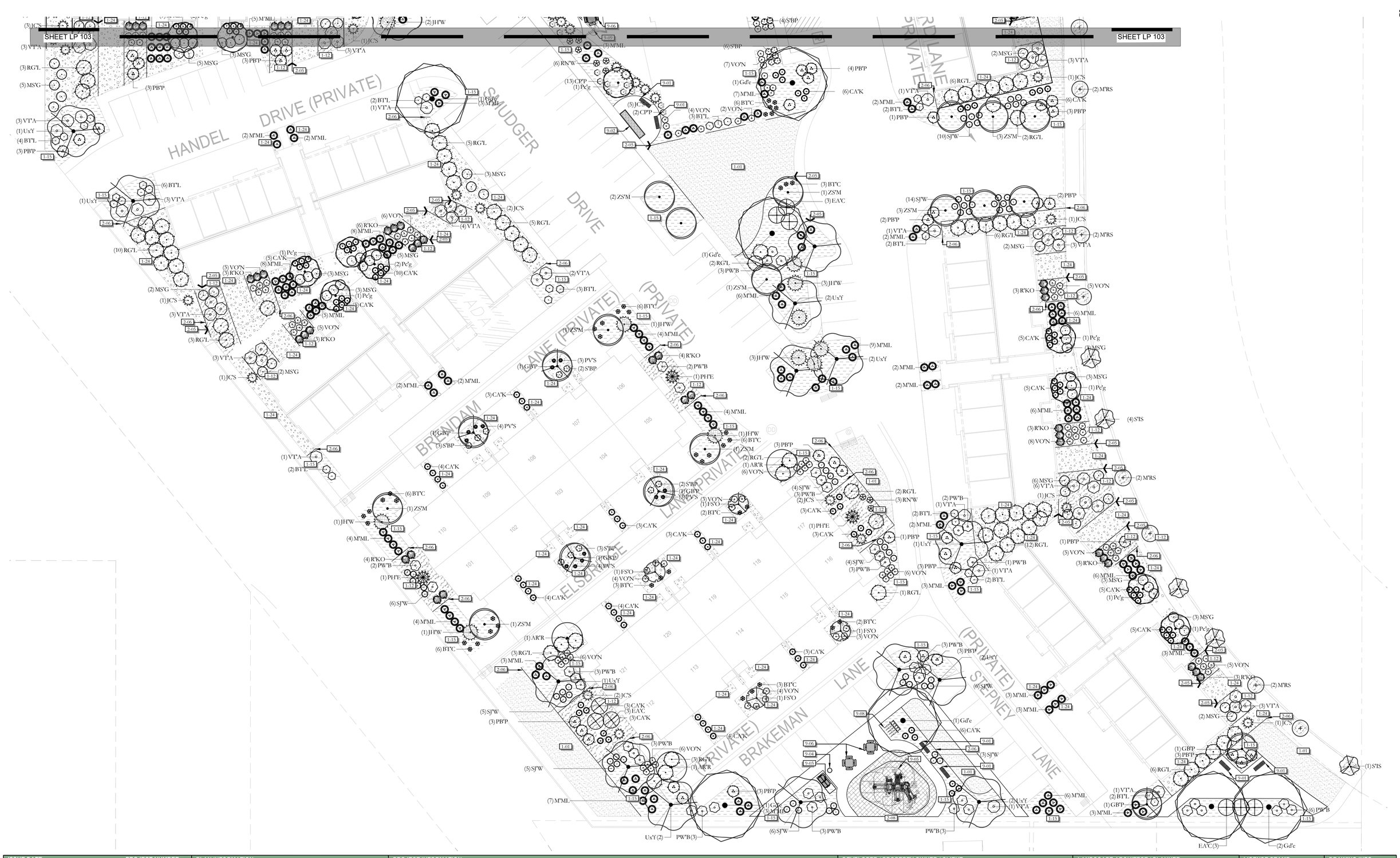
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SITE / PLANT MATERIALS

CITY PERMIT SET

LP-102



ISSUE DATE	PROJECT NUMBER
7/9/2026	UT25170

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3		
4		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 02/25/26

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NORTH

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

SHEET LP 102
SHEET LP 103

KIMBALL'S STATION
PH 1
DRAPER, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

EDGE HOMES
801-494-0150

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LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128127 - 5301
7/9/2026
REGISTERED
STATE OF UTAH

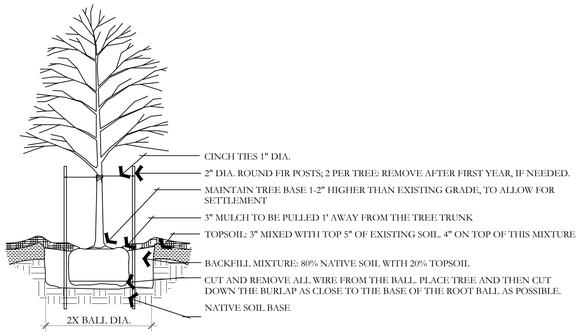
DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	KBA
PLOT DATE:	7/9/2026

LANDSCAPE PLAN

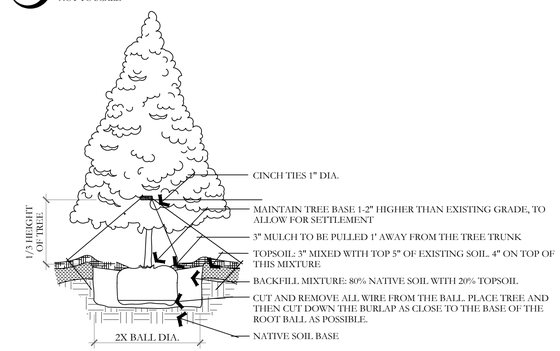
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LP-103



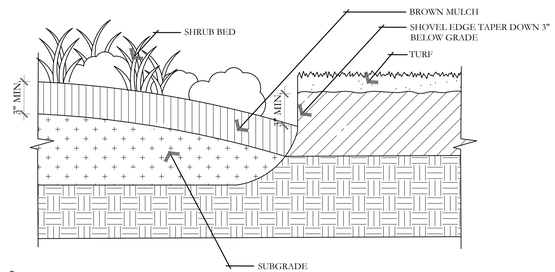
A DECIDUOUS TREE PLANTING

NOT TO SCALE



D EVERGREEN TREE PLANTING

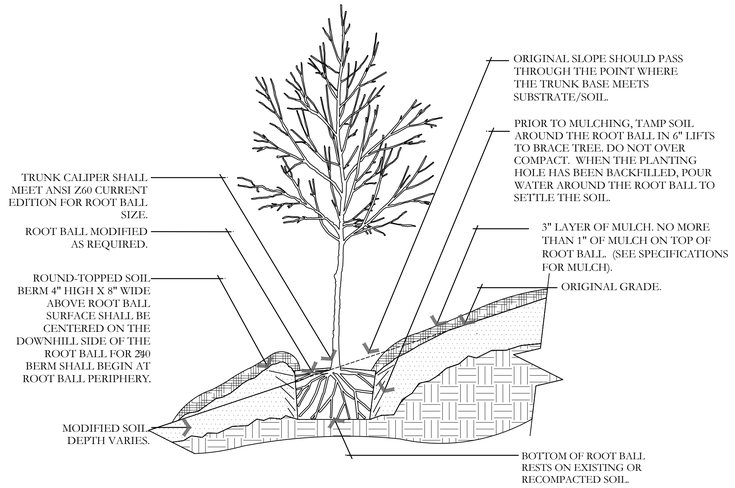
NOT TO SCALE



D CUT EDGE DETAIL

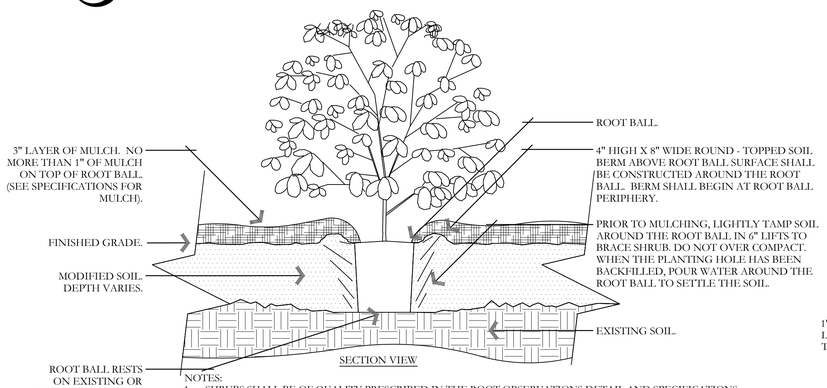
NOT TO SCALE

PKJ DESIGN GROUP



B TREE ON SLOPE 5% (20:1) TO 50% (2:1)

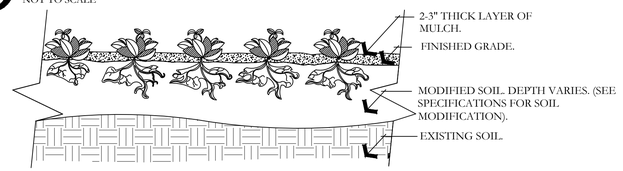
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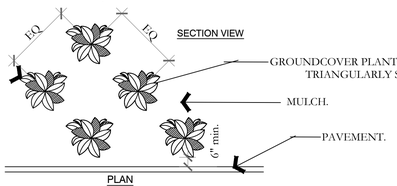
NOTES:
1. SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

E SHRUB - MODIFIED SOIL

NOT TO SCALE

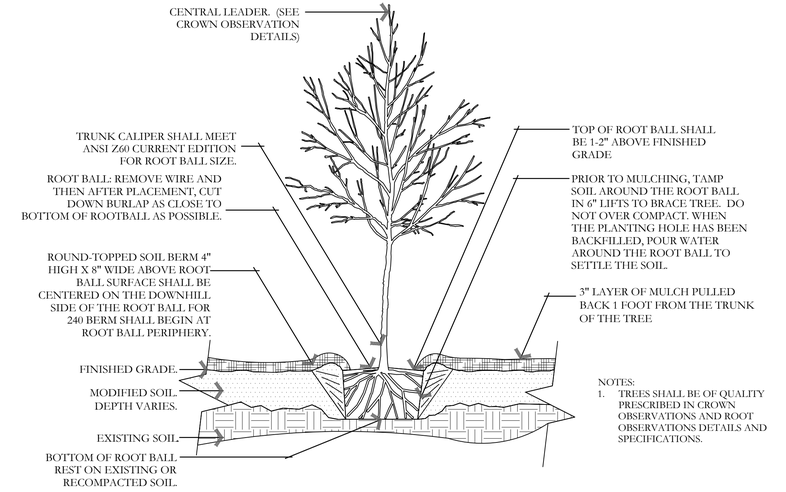


NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION. THAT GROW
2- SMALL ROOTS AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.



H PERENNIAL/GROUNDCOVER PLANTING

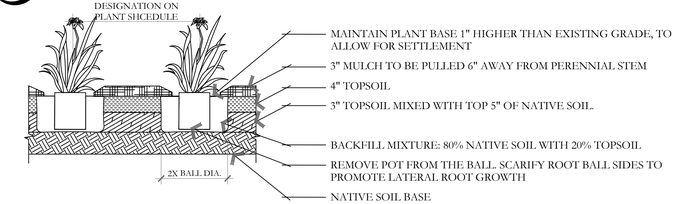
NOT TO SCALE



NOTES:
1. TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.

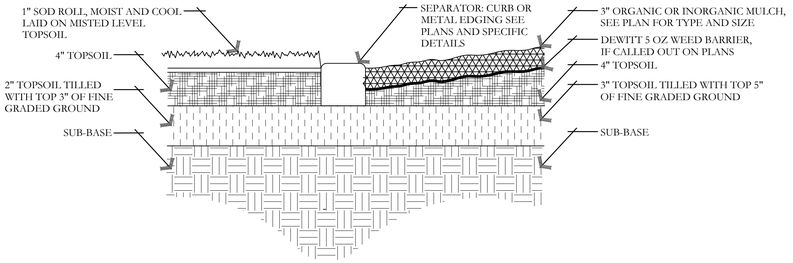
C TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE



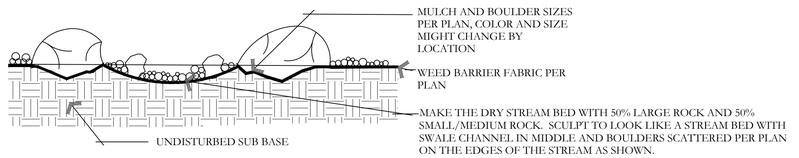
F PERENNIAL PLANTING

NOT TO SCALE



I SOD LAYING/MULCH DETAIL

NOT TO SCALE



J BOULDER AND DRY STREAM BED DETAIL

NOT TO SCALE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
7/9/2026	UT25170	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 02/25/26	KIMBALL'S STATION PH 1 DRAPER, UTAH	EDGE HOMES 801-494-0150	PKJ DESIGN GROUP Landscape Architecture & Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com	JEREMY AINSWORTH 812021-5301 LICENSED LANDSCAPE ARCHITECT 7/9/2026 ELECTRONIC SEAL STATE OF UTAH	PM: JTA DRAWN: ACP CHECKED: KBA PLOT DATE: 7/9/2026

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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LANDSCAPE DETAILS

CITY PERMIT SET

LP-501

EXHIBIT H
AMENITY PLAN



KEY NOTES

1 BENCH: SG306D-
WHITE FRAME, ORANGE PLANKS



2 RAISED PLANTER BED: CUSTOM DESIGN
FROM ORE DESIGN. POWDER COATED ALUMINUM.
COLOR: HAMMERED BRONZE

3 TOT LOT PLAYGROUND: 350-2163 IN ORANGE AND WHITE



4 OUTDOOR BBQ: WABASH VALLEY
SIGNATURE OUTDOOR COVERED GRILL

5 CLUBHOUSE

6 POOL 40' X 25'

7 46" SQUARE PICNIC TABLE:
SG140D WABASH VALLEY



8 MODERN ADIRONDACK CHAIR
BY: POLYWOOD



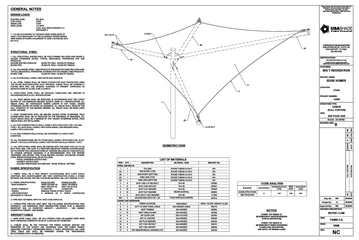
9 TRASH RECEPTACLE:
LR300D WITH DOME LID



10 BIKE RACK: SERPENTINE BIKE LOOP -
5 BIKE RACK: WABASH VALLEY IN ORANGE



11 ARBOR SHADE STRUCTURE:
USA SHADE 74595-1.0



12 PERGOLA:
MODEL TO BE DETERMINED

ISSUE DATE	PROJECT NUMBER
7/9/2026	UT25170

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 02/25/26

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

NORTH

0' 20' 40' 80' 160'

GRAPHIC SCALE: 1" = 40'

PROJECT INFORMATION

KIMBALL'S STATION
PH 1
DRAPER, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

EDGE HOMES
801-494-0150

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PKJ DESIGN GROUP

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LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128127-5301
7/9/2026
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	KBA
PLOT DATE:	7/9/2026

LANDSCAPE OVERALL PLAN

CITY PERMIT SET

LP-AMENITIES

EXHIBIT I
ELEVATIONS

THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT

K:\01 Base Plans\03 Back to Back Townhome Base Plans\Finley\Finley 1 (10-Plex)\Finley 1 (10-Plex).rvt
7/1/2026 11:31:32 AM



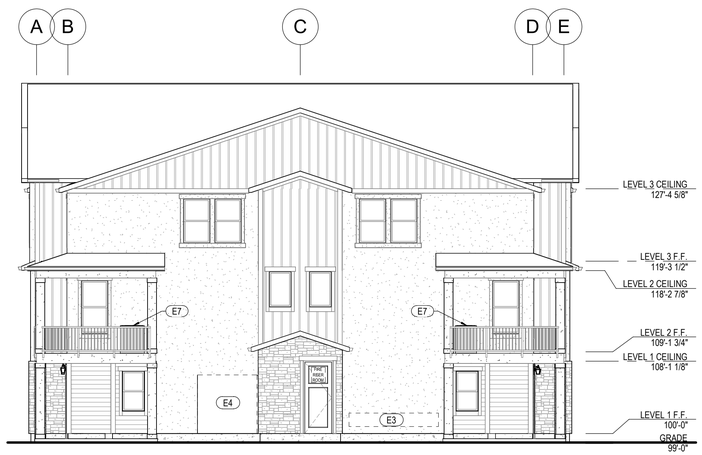
1 FRONT ELEVATION
NO BUILDING STEP

SCALE: 1/8" = 1'-0"



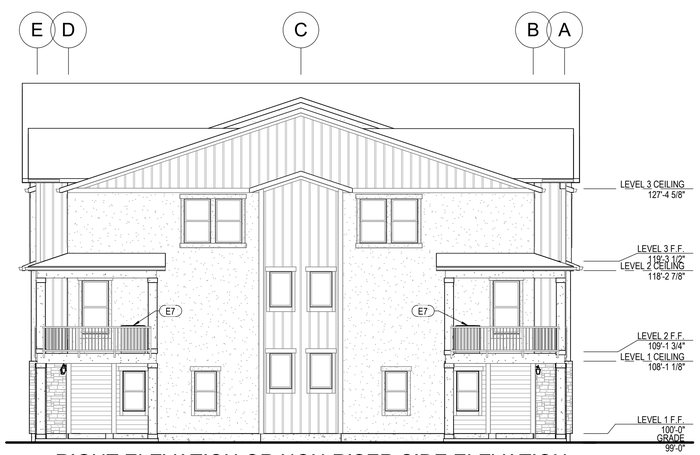
2 REAR ELEVATION
NO BUILDING STEP

SCALE: 1/8" = 1'-0"



4 LEFT ELEVATION OR RISER-SIDE ELEVATION (SIM.)
NO BUILDING STEP

SCALE: 1/8" = 1'-0"



3 RIGHT ELEVATION OR NON-RISER SIDE ELEVATION (SIM.)

SCALE: 1/8" = 1'-0"

ELEVATION MATERIAL PERCENTAGES (APPROXIMATE)
EXCLUDING OPENINGS AND ROOFING

FRONT ELEVATION		REAR ELEVATION	
TOTAL WALL AREA:	2,554 SQ. FT. (100%)	TOTAL WALL AREA:	2,554 SQ. FT. (100%)
STUCCO WALL AREA:	1,507 SQ. FT. (59%)	STUCCO WALL AREA:	1,507 SQ. FT. (59%)
STONE/BRICK WALL AREA:	155 SQ. FT. (6%)	STONE/BRICK WALL AREA:	155 SQ. FT. (6%)
COMPOSITE LAP SIDING AREA:	171 SQ. FT. (7%)	COMPOSITE LAP SIDING AREA:	171 SQ. FT. (7%)
COMPOSITE B&B AREA:	721 SQ. FT. (28%)	COMPOSITE B&B AREA:	721 SQ. FT. (28%)
SIDE ELEVATION (RISER SIDE)		**SIDE ELEVATION (NON-RISER SIDE)**	
TOTAL WALL AREA:	1,641 SQ. FT. (100%)	TOTAL WALL AREA:	1,648 SQ. FT. (100%)
STUCCO WALL AREA:	959 SQ. FT. (58%)	STUCCO WALL AREA:	947 SQ. FT. (58%)
STONE/BRICK WALL AREA:	108 SQ. FT. (7%)	STONE/BRICK WALL AREA:	47 SQ. FT. (3%)
COMPOSITE LAP SIDING AREA:	106 SQ. FT. (6%)	COMPOSITE LAP SIDING AREA:	106 SQ. FT. (6%)
COMPOSITE B&B AREA:	468 SQ. FT. (29%)	COMPOSITE B&B AREA:	548 SQ. FT. (33%)

ELEVATION KEYNOTES (XX)

E1. CONCRETE FOOTING.
E2. CONCRETE FOUNDATION.
E3. PROPOSED GAS METER LOCATION
E4. PROPOSED ELECTRICAL METER LOCATION
E5. CONCRETE STEPS AS REQUIRED. VERIFY WITH GRADE.
E6. WOOD STEPS AS REQUIRED. VERIFY WITH GRADE.
E7. A/C CONDENSER.
E8. CONCRETE SLAB
E9. 36" HIGH GUARD RAIL ♦
E10. TREX DECK.
E11. DECORATIVE SHUTTER.
E12. TRIM. SEE MATERIALS LEGEND.
E13. GABLE END VENT.
E14. FAUX RAFTER BEAM.
E15. ALUMINUM FASCIA, VENTED SOFFIT, GUTTERS, AND DOWNSPOUTS.
E16. ARCHITECTURAL GRADE ASPHALT SHINGLES.
E17. STANDING SEAM METAL ROOF
E18. UNIT NUMBER LOCATION
E19. RISER ROOM TO ALWAYS BE LOCATED ON BUILDING SIDE NEAREST PUBLIC STREET. RISER ROOM DOOR ACCESS TO BE LOCATED ON LOWEST STEPPED GRADE ELEVATION.
E20. 36" SEMI-PRIVATE VINYL ENCLOSURE

GENERAL NOTES

- REFER TO GENERAL NOTE & DETAIL SHEETS FOR TYPICAL REQUIREMENTS & MATERIALS
- GRADE CONDITIONS MAY VARY FROM SHOWN. BUILDER SHALL VERIFY & COORDINATE PER ACTUAL SITE CONDITIONS
- BUILDER TO PROVIDE ROOF & SOFFIT VENTS
- INSTALL ALL PRE-MANUFACTURED MATERIALS PER MANUFACTURERS REQUIREMENTS, RECOMMENDATIONS & SPECIFICATIONS. INSTALLATION REQUIREMENTS TO BE SPECIFIC TO THIS PROJECT PROVIDED BY BUILDER
- SEE GENERAL NOTES SHEET A6.0 FOR ♦ ITEMS.

MATERIALS LEGEND

- BRICK VENEER
- STONE VENEER
- COMPOSITE LAP SIDING
- COMPOSITE SHINGLES
- COMPOSITE BOARD AND BATTEN - 2 3/4" x 3/4" @ 16" O.C.
- COMPOSITE TRIM - 3/4"
- STUCCO
- STUCCO TRIM - 1"
- STANDING SEAM METAL ROOF

EDGEHomes
13702 S 200 W, Suite B12 - Draper UT, 84020 - 801-494-0150
PONTIS ARCHITECTURAL GROUP

REVISIONS: 1 2 3 4 5

COMMUNITY
FINLEY 1 (10-PLEX)
MATERIAL CALCULATIONS

COMMUNITY: | PLAN:
ADDRESS: | SHEET:
CITY/STATE: | UT

DATE: 7/1/2026

SHEET #:
MATERIALS



Finley (10 Plex)
Color D



Finley
Back Elevation



Finley (10 Plex)
Color E



Finley
Side Elevation



Finley (10 Plex)
Color F

Finley Townhomes

D
Brick - Pewter Matte
Rustic Lap Siding - Rugged Pine
Stucco - Extra White
Stucco Trim - Extra White
B&B/Siding - Gray Slate
B&B/Siding Trim - Gray Slate
Roof - Charcoal

E
Stone - White Sand Devino
Rustic Lap Siding - Rugged Pine
Stucco - Amazing Grey
Stucco Trim - Amazing Grey
B&B/Siding - Arctic White
B&B/Siding Trim - Arctic White
Roof - Charcoal

F
Stone - White Sand Devino
Rustic Lap Siding - Rugged Pine
Stucco - Repose Grey
Stucco Trim - Repose Grey
B&B/Siding - Iron Ore
B&B/Siding Trim - Iron Ore
Roof - Charcoal

Architectural renderings are not required by code, have not been reviewed for code compliance, and are not approved with this application.

MATERIAL CALCULATIONS (APPROXIMATE)

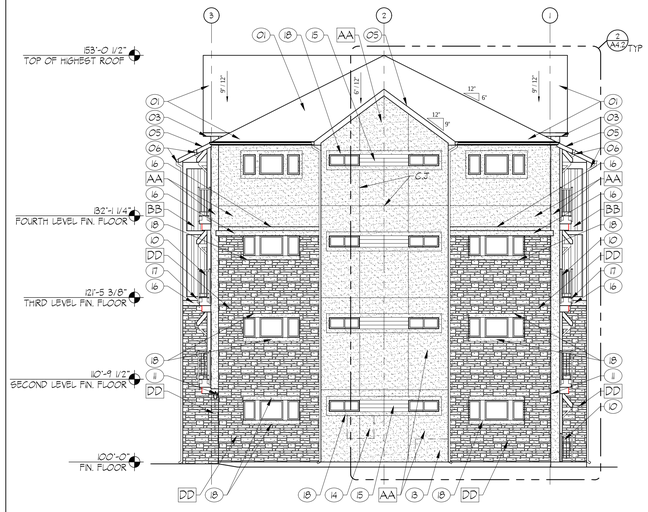
FRONT ELEVATION
TOTAL WALL AREA: 4,273 SF
STUCCO TOTAL AREA: 1,656 SF (39%)
STONE/BRICK TOTAL AREA: 1,019 SF (24%)
SIDING TOTAL AREA: 1,598 SF (37%)

REAR ELEVATION
TOTAL WALL AREA: 4,002 SF
STUCCO TOTAL AREA: 1,910 SF (48%)
STONE/BRICK TOTAL AREA: 583 SF (15%)
SIDING TOTAL AREA: 1,509 SF (37%)

LEFT ELEVATION
TOTAL WALL AREA: 2,039 SF
STUCCO TOTAL AREA: 1,055 SF (52%)
STONE/BRICK TOTAL AREA: 812 SF (40%)
SIDING TOTAL AREA: 172 SF (8%)

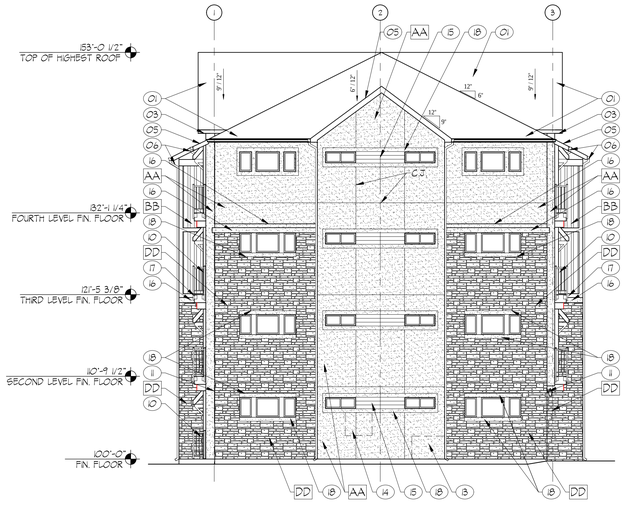
RIGHT ELEVATION
TOTAL WALL AREA: 2,039 SF
STUCCO TOTAL AREA: 1,055 SF (52%)
STONE/BRICK TOTAL AREA: 812 SF (40%)
SIDING TOTAL AREA: 172 SF (8%)

MATERIAL CALCULATIONS 7



0" 3" 6" 12" 24"

LEFT ELEVATION 1/8" = 1'-0" 4



0" 3" 6" 12" 24"

RIGHT ELEVATION 1/8" = 1'-0" 3

EXTERIOR FIREWALL GENERAL NOTE

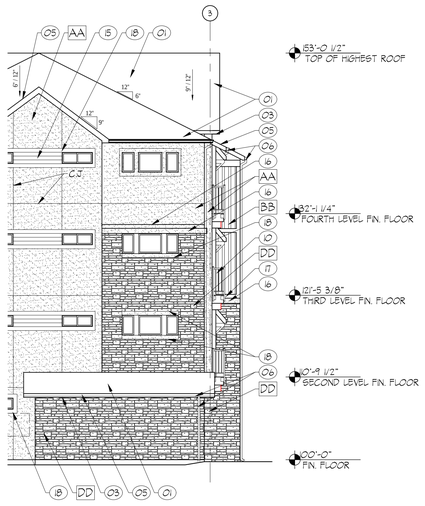
IF AN EXTERIOR WALL IS WITHIN 10'-0" OF A PROPERTY LINE, OR WITHIN 20'-0" OF ANOTHER BUILDING ON THE SAME PROPERTY, THE WALL IS TO BE CONSTRUCTED AS A FIRE RATED WALL AS PER THE "EXTERIOR WALL PROTECTION" DESCRIPTION ON THE BUILDING COVER SHEET AND THE WALL TYPE DETAILS ON SHEET A9.1. REFER TO SITE PLANS FOR THE BUILDING LOCATION DIMENSIONS ON THE PROPERTY.

GENERAL NOTES

A. GENERAL CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY SERIOUS DISCREPANCIES TO THE ARCHITECT.
B. FOR TYPE "A" UNIT DETAILS, SEE SHEET A2.1 AND A9.1
C. ALL GRADE LEVEL UNITS THAT ARE NOT REQUIRED TO BE TYPE "A" SHALL BE TYPE "B", SEE SHEET A2.1
D. EXTEND BUILDING WRAP BEHIND ELECTRICAL AND OTHER PANELS WITH A SELF ADHERED MEMBRANE.
E. FRONT ELEVATION MATERIALS SHALL BE WRAPPED A MINIMUM OF TWO FEET INTO INTERIOR SIDE ELEVATIONS.
F. SEE SHEET A4.2 FOR ENLARGED ELEVATION DETAILS

SHEET NOTES

1. 30 YEAR CLASS "C" ASPHALT SHINGLES OVER 15 # FELT EXCEPT WHERE ICE AND WATER SHIELD IS REQUIRED. CLASS "B" IF ANY EXTERIOR WALL IS WITHIN 10'-0" OF THE PROPERTY LINE.
2. STANDING SEAM METAL ROOF.
3. 18" ROOF OVERHANG (TYP).
4. PRE-FINISHED TURTLE VENTS - SEE ROOF PLAN
5. PRE-FINISHED ALUMINUM FASCIA AND SOFFIT.
6. PRE-FINISHED GUTTER WITH 2 1/2" X 3 1/2" DOWNSPOUTS WITH A 5'-0" PERFORATED CORRUGATED PPE BURIED W/ POPOUT BUBBLER.
7. NOT USED.
8. NOT USED.
9. POWDER COATED METAL RAILING.
10. POWDER COATED METAL GUARDRAIL - FASCIA MOUNTED.
11. GARAGE EXTERIOR LIGHT, SET 8'-7" O.C. ABOVE GARAGE SLAB.
12. METAL SECTIONAL GARAGE DOOR.
13. GAS METER.
14. ELECTRICAL METER.
15. COMPOSITE BOARD SIDING FEATURE.
16. STUCCO TRIM BAND.
17. COMPOSITE BOARD TRIM.
18. STUCCO TRIM FEATURE.
19. NOT USED
20. WINDOW, SEE WINDOW SCHEDULE
21. NOT USED
22. NOT USED
23. NOT USED
24. BUILDING IDENTIFICATION SIGNAGE SEE 1/A4.2
25. METAL AWNING (PAINTED)
26. CONDENSING UNIT - SEE MECHANICAL



0" 3" 6" 12" 24"

ADA GARAGE 1/8" = 1'-0" 6



0" 3" 6" 12" 24"

FRONT ELEVATION 1/8" = 1'-0" 2



0" 3" 6" 12" 24"

ADA GARAGE 1/8" = 1'-0" 5



0" 3" 6" 12" 24"

REAR ELEVATION 1/8" = 1'-0" 1

FINISH LEGEND

A. SEE SHEET A4.4 FOR COLOR SELECTION.
B. IF EXTERIOR WALL IS WITHIN 10'-0" OF THE PROPERTY LINE, INSTALL COMPOSITE BOARD SIDING OVER BUILDING WRAP OVER 1/2" TYPE "X" GYPSUM BOARD OVER SHEATHING.
C. IF EXTERIOR WALL IS WITHIN 10'-0" OF THE PROPERTY LINE, SUFFICIENT MORTAR MUST BE APPLIED TO BACK OF VENEER SO THAT THE RESULTING THICKNESS IS NO LESS THAN 1/2" AND NOT MORE THAN 1 1/4."
AA. HARD COAT STUCCO SYSTEM OVER (2) LAYERS OF GRADE "D" PAPER MIN 30 MINUTES OR HEAVIER OVER SHEATHING AND BEHIND CONTROL JOINTS - INSTALL EXPANSION AND CONTROL JOINTS NO MORE THAN 144 SQ FT IN AS SQUARE A CONFIGURATION AS POSSIBLE - SEE EXTERIOR ELEVATIONS
BB. FIRST MATERIAL - COMPOSITE BOARD HORIZONTAL LAP SIDING.
CC. SECOND MATERIAL - COMPOSITE BOARD VERTICAL BOARD & BATTON SIDING.
DD. CULTURED STONE VENEER.
EE. STUCCO COLUMNS & BEAMS.

WALL OPENINGS

1. OPENINGS IN EXTERIOR WALLS MUST COMPLY WITH IBC TABLE 705.8 WITH NO MORE THAN 15% OF THE EXTERIOR WALL BEING OPENINGS.

BUILDING END CAP:

WALL AREA: 1,430 SQ. FT.
OPENING AREA: 72 SQ. FT.
TOTAL OPENING PERCENTAGE: 5%

PONTIS
ARCHITECTURAL GROUP
248 SOUTH MAIN ST
SPRINGVILLE, UT 84663
(801) 704-9551

△	REVISION:	DATE:

EDGEhomes
482 West 800 North Suite #203
Orem, UT 84057
801.494.0150

PROJECT NAME:
ALTITUDE CONDOS

ADDRESS:
515 ULTRADENT DR,
SOUTH JORDAN, UT 84095

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SEAL:

LICENSED ARCHITECT
No 6289405-0301
11/26
STATE OF UTAH

DRAWING NAME:
EXTERIOR ELEVATIONS

DRAWN BY:	KS
CHECKED BY:	CP
PRINT DATE:	July 1, 2026
PROJECT #:	2505

A4.1



Aria (14 Plex)
Color A



Aria
Back Elevation



Aria (14 Plex)
Color B



Aria
Side Elevation



Aria (14 Plex)
Color C

ARIA CONDOS

A
Stone - White Sand Divino
Lap Siding - Iron Ore
Board & Batten - Gray Slate
Rustic Lap Siding - Rugged Pine
Stucco 1- Amazing Gray
Stucco 1 Trim - Amazing Gray
Stucco 2 - Extra White
Stucco 2 Trim - Extra White
Roof - Charcoal

B
Stone - Verdello Lueders
Lap Siding - Gray Slate
Board & Batten - Arctic White
Rustic Lap Siding - Rugged Pine
Stucco -Seaside
Stucco Trim - Seaside
Roof - Charcoal

C
Stone - White Sand Divino
Lap Siding - Aged Pewter
Board & Batten - Aged Pewter
Rustic Lap Siding - Rugged Pine
Stucco 1 - Extra white
Stucco 1 Trim - Extra White
Stucco 2 - Repose Gray
Stucco 2 Trim - Repose Gray
Roof - Charcoal

Architectural renderings are not required by code, have not been reviewed for code compliance, and are not approved with this application.

MATERIAL CALCULATIONS (APPROXIMATE)

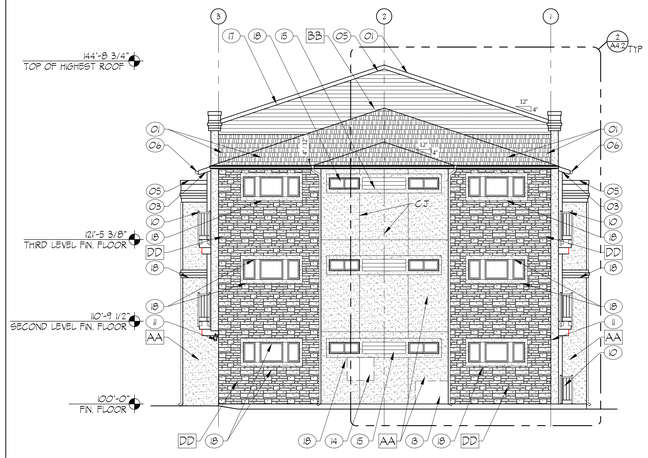
FRONT ELEVATION
TOTAL WALL AREA: 4,086 SF
STUCCO TOTAL AREA: 1490 SF (37%)
STONE/BRICK TOTAL AREA: 1612 SF (40%)
SIDING TOTAL AREA: 954 SF (23%)

REAR ELEVATION
TOTAL WALL AREA: 2602 SF
STUCCO TOTAL AREA: 780 SF (30%)
STONE/BRICK TOTAL AREA: 846 SF (33%)
SIDING TOTAL AREA: 976 SF (37%)

LEFT ELEVATION
TOTAL WALL AREA: 863 SF
STUCCO TOTAL AREA: 664 SF (49%)
STONE/BRICK TOTAL AREA: 446 SF (33%)
SIDING TOTAL AREA: 253 SF (18%)

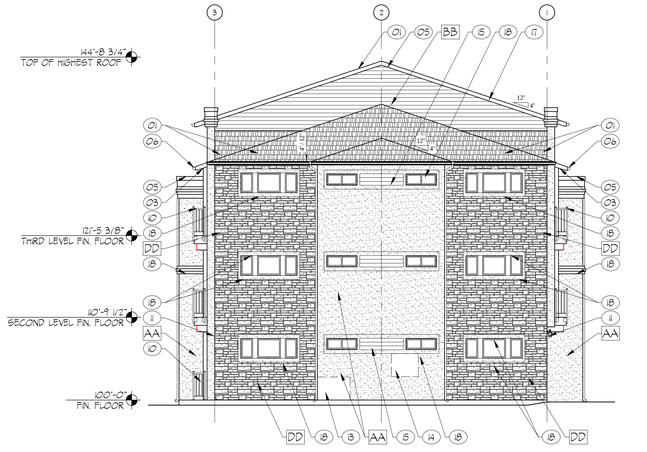
RIGHT ELEVATION
TOTAL WALL AREA: 863 SF
STUCCO TOTAL AREA: 664 SF (49%)
STONE/BRICK TOTAL AREA: 446 SF (33%)
SIDING TOTAL AREA: 253 SF (18%)

MATERIAL CALCULATIONS 7



0" 3" 6" 12" 24"

LEFT ELEVATION 4
1/8" = 1'-0"



0" 3" 6" 12" 24"

RIGHT ELEVATION 3
1/8" = 1'-0"

EXTERIOR FIREWALL GENERAL NOTE

IF AN EXTERIOR WALL IS WITHIN 10'-0" OF A PROPERTY LINE, OR WITHIN 20'-0" OF ANOTHER BUILDING ON THE SAME PROPERTY, THE WALL IS TO BE CONSTRUCTED AS A FIRE RATED WALL AS PER THE "EXTERIOR WALL PROTECTION" DESCRIPTION ON THE BUILDING COVER SHEET AND THE WALL TYPE DETAILS ON SHEET A9.1. REFER TO SITE PLANS FOR THE BUILDING LOCATION DIMENSIONS ON THE PROPERTY.

GENERAL NOTES

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C. ALL GRADE LEVEL UNITS THAT ARE NOT REQUIRED TO BE TYPE "A" SHALL BE TYPE "B", SEE SHEET A2.1
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E. FRONT ELEVATION MATERIALS SHALL BE WRAPPED A MINIMUM OF TWO FEET INTO INTERIOR SIDE ELEVATIONS.
F. SEE SHEET A4.2 FOR ENLARGED ELEVATION DETAILS

SHEET NOTES

1. 30 YEAR CLASS "C" ASPHALT SHINGLES OVER 15 # FELT EXCEPT WHERE ICE AND WATER SHIELD IS REQUIRED. CLASS "B" IF ANY EXTERIOR WALL IS WITHIN 10'-0" OF THE PROPERTY LINE.
2. STANDING SEAM METAL ROOF.
3. 18" ROOF OVERHANG (TYP).
4. PRE-FINISHED TURTLE VENTS - SEE ROOF PLAN
5. PRE-FINISHED ALUMINUM FASCIA AND SOFFIT.
6. PRE-FINISHED GUTTER WITH 2 1/2" X 3 1/2" DOWNSPOUTS WITH A 5'-0" PERFORATED CORRUGATED PPE BURIED W/ POPOUT BUBBLER.
7. NOT USED.
8. NOT USED.
9. POWDER COATED METAL RAILING.
10. POWDER COATED METAL GUARDRAIL - FASCIA MOUNTED.
11. GARAGE EXTERIOR LIGHT, SET 8'-7" O.C. ABOVE GARAGE SLAB.
12. METAL SECTIONAL GARAGE DOOR.
13. GAS METER.
14. ELECTRICAL METER.
15. COMPOSITE BOARD SIDING FEATURE.
16. STUCCO TRIM BAND.
17. COMPOSITE BOARD TRIM.
18. STUCCO TRIM FEATURE.
19. NOT USED
20. WINDOW, SEE WINDOW SCHEDULE
21. PRE-FINISHED ALUMINUM PARAPET CAP
22. NOT USED
23. NOT USED
24. BUILDING IDENTIFICATION SIGNAGE SEE 7/A4.2
25. METAL AWNING (PAINTED)
26. CONDENSING UNIT - SEE MECHANICAL



0" 3" 6" 12" 24"

FRONT ELEVATION 2
1/8" = 1'-0"

FINISH LEGEND

A. SEE SHEET A4.4 FOR COLOR SELECTION.
B. IF EXTERIOR WALL IS WITHIN 10'-0" OF THE PROPERTY LINE, INSTALL COMPOSITE BOARD SIDING OVER BUILDING WRAP OVER 1/2" TYPE 'X' GYPSUM BOARD OVER SHEATHING.
C. IF EXTERIOR WALL IS WITHIN 10'-0" OF THE PROPERTY LINE, SUFFICIENT MORTAR MUST BE APPLIED TO BACK OF VENEER SO THAT THE RESULTING THICKNESS IS NO LESS THAN 1/2" AND NOT MORE THAN 1 1/4."
AA. HARD COAT STUCCO SYSTEM OVER (2) LAYERS OF GRADE "D" PAPER MIN 30 MINUTES OR HEAVIER OVER SHEATHING AND BEHIND CONTROL JOINTS - INSTALL EXPANSION AND CONTROL JOINTS NO MORE THAN 144 SQ FT IN AS SQUARE A CONFIGURATION AS POSSIBLE - SEE EXTERIOR ELEVATIONS
BB. FIRST MATERIAL - COMPOSITE BOARD HORIZONTAL LAP SIDING.
CC. SECOND MATERIAL - COMPOSITE BOARD VERTICAL BOARD & BATTON SIDING.
DD. CULTURED STONE VENEER.
EE. STUCCO COLUMNS & BEAMS.

WALL OPENINGS

1. OPENINGS IN EXTERIOR WALLS MUST COMPLY WITH IBC TABLE 705.8 WITH NO MORE THAN 15% OF THE EXTERIOR WALL BEING OPENINGS.

BUILDING END CAP:

WALL AREA: 1,430 SQ. FT.
OPENING AREA: 72 SQ. FT.
TOTAL OPENING PERCENTAGE: 5%



0" 3" 6" 12" 24"

REAR ELEVATION 1
1/8" = 1'-0"

ADA GARAGE 6
1/8" = 1'-0"

0" 3" 6" 12" 24"

ADA GARAGE 5
1/8" = 1'-0"

PONTIS
ARCHITECTURAL GROUP
248 SOUTH MAIN ST
SPRINGVILLE, UT 84663
(801) 704-9551

	REVISION:	DATE:

EDGEhomes
482 West 800 North Suite #203
Orem, UT 84057
801.494.0150

PROJECT NAME:
ALTITUDE CONDOS

ADDRESS:
515 ULTRADENT DR,
SOUTH JORDAN, UT 84095

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SEAL:

LICENSED ARCHITECT
No 6289405-0301
07/26
STATE OF UTAH

DRAWING NAME:
EXTERIOR ELEVATIONS

DRAWN BY:	KS
CHECKED BY:	CP
PRINT DATE:	July 1, 2026
PROJECT #:	2505

A4.1



Asher (10 Plex)
Color D



Asher
Back Elevation



Asher (10 Plex)
Color E



Asher
Side Elevation



Asher (10 Plex)
Color F

ASHER CONDOS

D
Brick - Pewter Matte
Lap Siding 1 - Iron Ore
Lap Siding 2 -Gray Slate
Rustic Lap Siding - Rugged Pine
Stucco - Extra White
Stucco Trim - Extra White
Roof - Charcoal

E
Stone - White Sand Devino
Lap Siding 1 - Iron Ore
Lap Siding 2 - Arctic White
Rustic Lap Siding - Rugged Pine
Stucco - Amazing Grey
Stucco Trim - Amazing Grey
Roof - Charcoal

F
Stone - White Sand Devino
Lap Siding 1 - Iron Ore
Lap siding 2 - Iron Ore
Rustic Lap Siding - Rugged Pine
Stucco - Repose Grey
Stucco Trim - Repose Grey
Roof - Charcoal

Architectural renderings are not required by code, have not been reviewed for code compliance, and are not approved with this application.

MATERIAL CALCULATIONS (APPROXIMATE)

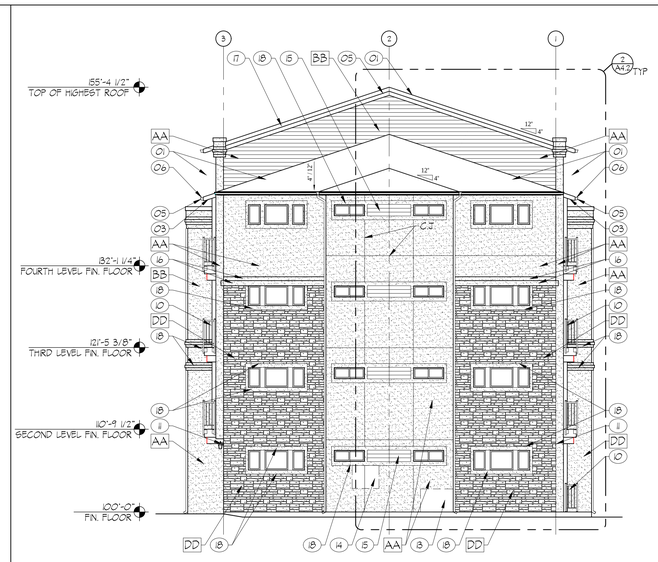
FRONT ELEVATION
TOTAL WALL AREA: 4,508 SF
STUCCO TOTAL AREA: 2,195 SF (49%)
STONE/BRICK TOTAL AREA: 920 SF (20%)
SIDING TOTAL AREA: 1,393 SF (31%)

REAR ELEVATION
TOTAL WALL AREA: 4,157 SF
STUCCO TOTAL AREA: 2,003 SF (48%)
STONE/BRICK TOTAL AREA: 668 SF (16%)
SIDING TOTAL AREA: 1,486 SF (36%)

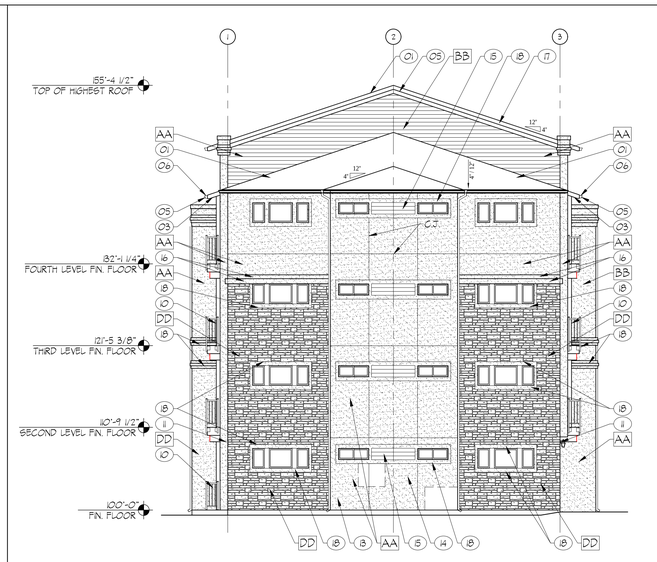
LEFT ELEVATION
TOTAL WALL AREA: 2,190 SF
STUCCO TOTAL AREA: 1,347 SF (62%)
STONE/BRICK TOTAL AREA: 622 SF (28%)
SIDING TOTAL AREA: 221 SF (10%)

RIGHT ELEVATION
TOTAL WALL AREA: 2,190 SF
STUCCO TOTAL AREA: 1,347 SF (62%)
STONE/BRICK TOTAL AREA: 622 SF (28%)
SIDING TOTAL AREA: 221 SF (10%)

MATERIAL CALCULATIONS 7



LEFT ELEVATION 4
1/8" = 1'-0"



RIGHT ELEVATION 3
1/8" = 1'-0"

EXTERIOR FIREWALL GENERAL NOTE

IF AN EXTERIOR WALL IS WITHIN 10'-0" OF A PROPERTY LINE, OR WITHIN 20'-0" OF ANOTHER BUILDING ON THE SAME PROPERTY, THE WALL IS TO BE CONSTRUCTED AS A FIRE RATED WALL AS PER THE "EXTERIOR WALL PROTECTION" DESCRIPTION ON THE BUILDING COVER SHEET AND THE WALL TYPE DETAILS ON SHEET A9.1 REFER TO SITE PLANS FOR THE BUILDING LOCATION DIMENSIONS ON THE PROPERTY.

GENERAL NOTES

A. GENERAL CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY SERIOUS DISCREPANCIES TO THE ARCHITECT.
B. FOR TYPE "A" UNIT DETAILS, SEE SHEET A2.1 AND A9.1
C. ALL GRADE LEVEL UNITS THAT ARE NOT REQUIRED TO BE TYPE "A" SHALL BE TYPE "B", SEE SHEET A2.1
D. EXTEND BUILDING WRAP BEHIND ELECTRICAL AND OTHER PANELS WITH A SELF ADHERED MEMBRANE.
E. FRONT ELEVATION MATERIALS SHALL BE WRAPPED A MINIMUM OF TWO FEET INTO INTERIOR SIDE ELEVATIONS.
F. SEE SHEET A4.2 FOR ENLARGED ELEVATION DETAILS

SHEET NOTES

1. 30 YEAR CLASS "C" ASPHALT SHINGLES OVER IS + FELT EXCEPT WHERE ICE AND WATER SHIELD IS REQUIRED. CLASS "B" IF ANY EXTERIOR WALL IS WITHIN 10'-0" OF THE PROPERTY LINE.
2. STANDING SEAM METAL ROOF.
3. 18" ROOF OVERHANG (TYP).
4. PRE-FINISHED TURTLE VENTS - SEE ROOF PLAN
5. PRE-FINISHED ALUMINUM FASCIA AND SOFFIT.
6. PRE-FINISHED GUTTER WITH 2 1/2" X 3 1/2" DOWNSPOUTS WITH A 5'-0" PERFORATED CORRUGATED PPE BURIED W/ POPOUT BUBBLER.
7. NOT USED.
8. NOT USED.
9. POWDER COATED METAL RAILING.
10. POWDER COATED METAL GUARDRAIL - FASCIA MOUNTED.
11. GARAGE EXTERIOR LIGHT, SET 8'-7" O.C. ABOVE GARAGE SLAB.
12. METAL SECTIONAL GARAGE DOOR.
13. GAS METER.
14. ELECTRICAL METER.
15. COMPOSITE BOARD SIDING FEATURE.
16. STUCCO TRIM BAND.
17. COMPOSITE BOARD TRIM.
18. STUCCO TRIM FEATURE.
19. NOT USED
20. WINDOW, SEE WINDOW SCHEDULE
21. PRE-FINISHED ALUMINUM PARAPET CAP
22. NOT USED
23. NOT USED
24. BUILDING IDENTIFICATION SIGNAGE SEE 7/A4.2
25. METAL AWNING (PAINTED)
26. CONDENSING UNIT - SEE MECHANICAL

ADA GARAGE 6
1/8" = 1'-0"



FRONT ELEVATION 2
1/8" = 1'-0"

FINISH LEGEND

A. SEE SHEET A4.4 FOR COLOR SELECTION.
B. IF EXTERIOR WALL IS WITHIN 10'-0" OF THE PROPERTY LINE, INSTALL COMPOSITE BOARD SIDING OVER BUILDING WRAP OVER 1/2" TYPE "X" GYPSUM BOARD OVER SHEATHING.
C. IF EXTERIOR WALL IS WITHIN 10'-0" OF THE PROPERTY LINE, SUFFICIENT MORTAR MUST BE APPLIED TO BACK OF VENEER SO THAT THE RESULTING THICKNESS IS NO LESS THAN 1/2" AND NOT MORE THAN 1 1/4."
AA. HARD COAT STUCCO SYSTEM OVER (2) LAYERS OF GRADE "D" PAPER MIN 30 MINUTES OR HEAVIER OVER SHEATHING AND BEHIND CONTROL JOINTS - INSTALL EXPANSION AND CONTROL JOINTS NO MORE THAN 144 SQ FT IN AS SQUARE A CONFIGURATION AS POSSIBLE - SEE EXTERIOR ELEVATIONS
BB. FIRST MATERIAL - COMPOSITE BOARD HORIZONTAL LAP SIDING.
CC. SECOND MATERIAL - COMPOSITE BOARD VERTICAL BOARD & BATTON SIDING.
DD. CULTURED STONE VENEER.
EE. STUCCO COLUMNS & BEAMS.

WALL OPENINGS

1. OPENINGS IN EXTERIOR WALLS MUST COMPLY WITH IBC TABLE 705.8 WITH NO MORE THAN 15% OF THE EXTERIOR WALL BEING OPENINGS.

BUILDING END CAP:

WALL AREA 1,430 SQ. FT.
OPENING AREA 72 SQ. FT.
TOTAL OPENING PERCENTAGE: 5%



ADA GARAGE 5
1/8" = 1'-0"

REAR ELEVATION 1
1/8" = 1'-0"

PONTIS
ARCHITECTURAL GROUP
248 SOUTH MAIN ST
SPRINGVILLE, UT 84663
(801) 704-9551

REVISION:	DATE:

EDGEhomes
482 West 800 North Suite #203
Orem, UT 84057
801.494.0150

PROJECT NAME:
ALTITUDE CONDOS

ADDRESS:
515 ULTRADENT DR,
SOUTH JORDAN, UT 84095

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SEAL:

LICENSED ARCHITECT
No 6289405-0301
11/26
STATE OF UTAH

DRAWING NAME:
EXTERIOR ELEVATIONS

DRAWN BY:	KS
CHECKED BY:	CP
PRINT DATE:	July 1, 2026
PROJECT #:	2505

A4.1



Asher (14 Plex)
Color D



Asher
Back Elevation



Asher (14 Plex)
Color E



Asher
Side Elevation



Asher (14 Plex)
Color F

ASHER CONDOS

D	**Brick - Pewter Matte**	**E**	**Stone - White Sand Devino**	**F**	**Stone - White Sand Devino**
	Lap Siding 1 - Iron Ore		**Lap Siding 1 - Iron Ore**		**Lap Siding 1 - Iron Ore**
	Lap siding 2 - Gray Slate		**Lap Siding 2 -Arctic White**		**Lap Siding 2 - Iron Ore**
	Rustic Lap Siding - Rugged Pine		**Rustic Lap Siding - Rugged Pine**		**Rustic Lap Siding - Rugged Pine**
	Board and Batten - Gray Slate		**Board and Batten - Arctic White**		**Board and Batten - Iron Ore**
	Stucco - Extra White		**Stucco -Amazing Grey**		**Stucco - Repose Gray**
	Stucco Trim - Extra White		**Stucco Trim - Amazing Grey**		**Stucco Trim - Repose Gray**
	Roof - Charcoal		**Roof - Charcoal**		**Roof - Charcoal**

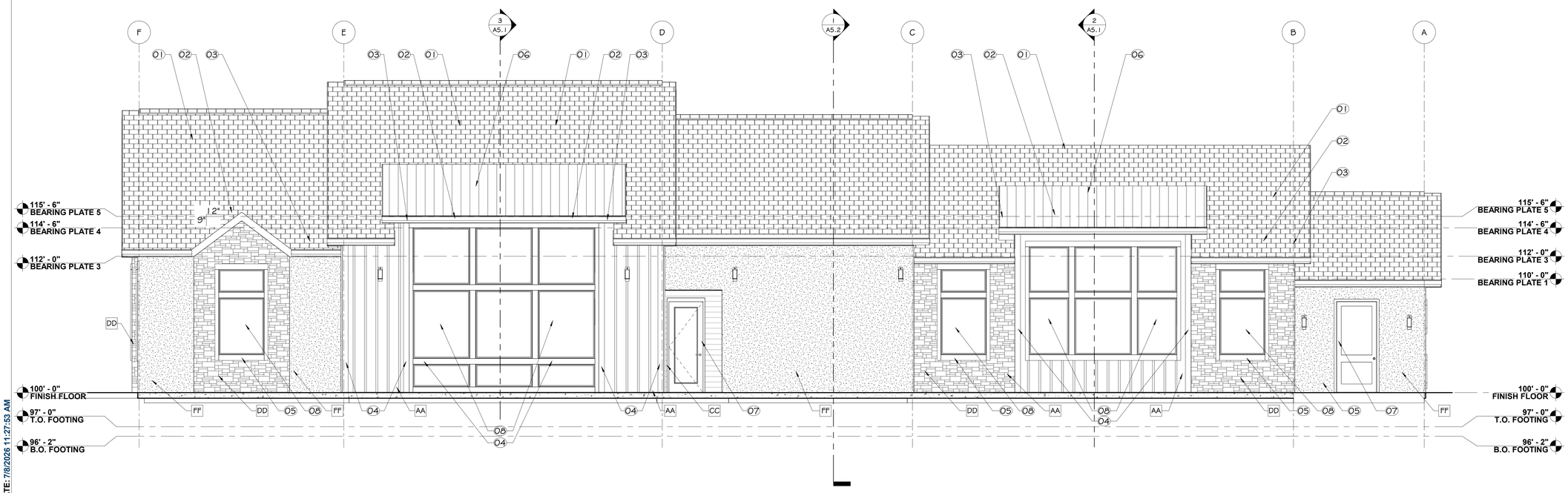
Architectural renderings are not required by code, have not been reviewed for code compliance, and are not approved with this application.

MATERIAL CALCULATIONS (APPROXIMATE)

FRONT ELEVATION		*REAR ELEVATION*	
TOTAL WALL AREA:	910 SF	TOTAL WALL AREA:	831 SF
STUCCO TOTAL AREA:	382 SF (42%)	STUCCO TOTAL AREA:	423 SF (51%)
STONE TOTAL AREA:	299 SF (33%)	STONE TOTAL AREA:	205 SF (25%)
HORIZONTAL SIDING TOTAL AREA:	41 SF (5%)	HORIZONTAL SIDING TOTAL AREA:	18 SF (2%)
BOARD & BATTEN TOTAL AREA:	188 SF (20%)	BOARD & BATTEN TOTAL AREA:	185 SF (22%)



FRONT EXTERIOR ELEVATION 2
1/4" = 1'-0"



REAR EXTERIOR ELEVATION 1
1/4" = 1'-0"

GENERAL NOTES

A. GENERAL CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY SERIOUS DISCREPANCIES TO THE ARCHITECT.

SHEET NOTES

1. 30 YEAR CLASS "C" ASPHALT SHINGLE OVER # 15 FELT EXCEPT WHERE ICE AND WATER SHIELD IS REQUIRED.
2. PRE-FINISHED ALUMINUM FASCIA AND SOFFIT.
3. PRE-FINISHED GUTTER AND DOWNSPOUT.
4. COMPOSITE BOARD SIDING TRIM FEATURE.
5. STUCCO TRIM FEATURE
6. 24 GA PRE-FINISHED METAL ROOFING MATERIAL OVER ICE AND WATER SHIELD. EXTEND ICE AND WATER SHIELD 6 FEET ONTO ADJACENT ROOF AREAS.
7. DOOR SYSTEM - SEE DOOR SCHEDULE SHEET A3.3.
8. WINDOW SYSTEM - SEE WINDOW TYPES SHEET A3.3.

FINISH LEGEND

A. SEE SHEET A4.3 FOR COLOR.
AA. FIRST MATERIAL - VERTICAL BOARD AND BATTEN.
BB. SECOND MATERIAL - VERTICAL BOARD AND BATTEN.
CC. HORIZONTAL LAP SIDING.
DD. STONE VENEER.
EE. COLUMNS AND BEAMS.
FF. STUCCO.

PONTIS ARCHITECTURAL GROUP
248 SOUTH MAIN STREET, SPRINGVILLE, UT 84663
(801) 704 - 9551 WWW.PONTISAG.COM

△	REVISION	DATE

CONSULTANT:

CONTRACTOR:

PROJECT NAME:
ONEELEVEN CLUBHOUSE
7141 SOUTH SR111 WEST
JORDAN, UT 84081

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SEAL:

REGISTERED ARCHITECT
RYAN D. PONTIS
8812705-0501
03/05/2026
STATE OF UTAH

DRAWING NAME:
EXTERIOR ELEVATIONS

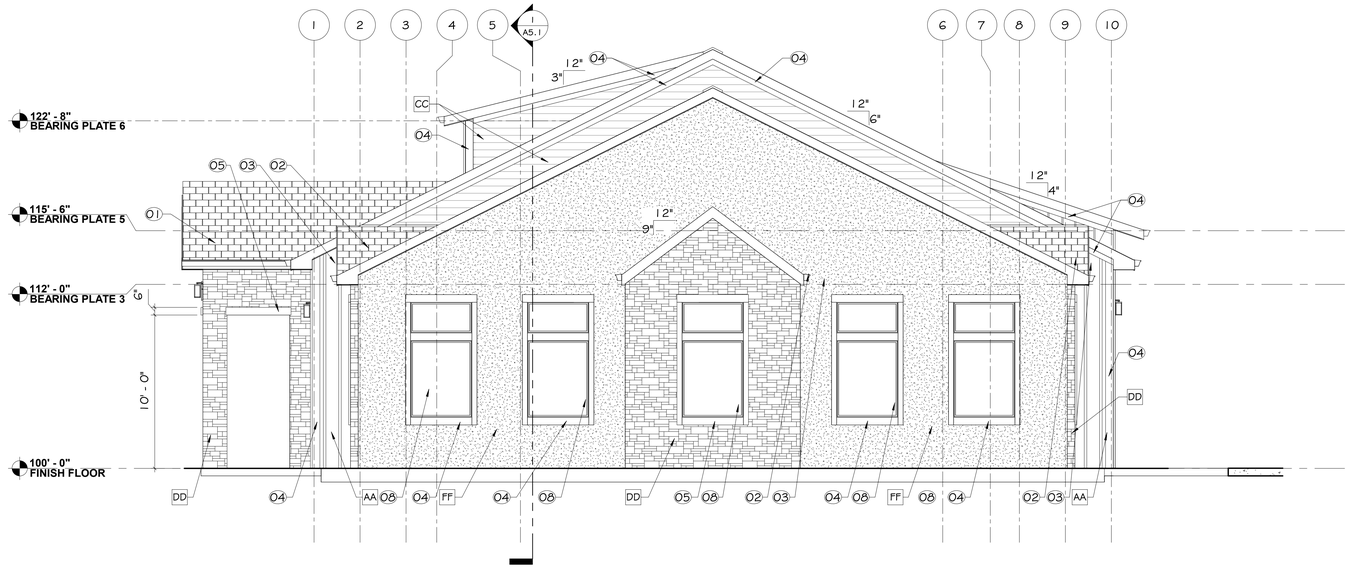
DRAWN BY:	PM
CHECKED BY:	CP
DATE:	03/05/2026
PROJECT #:	2613

A4.1

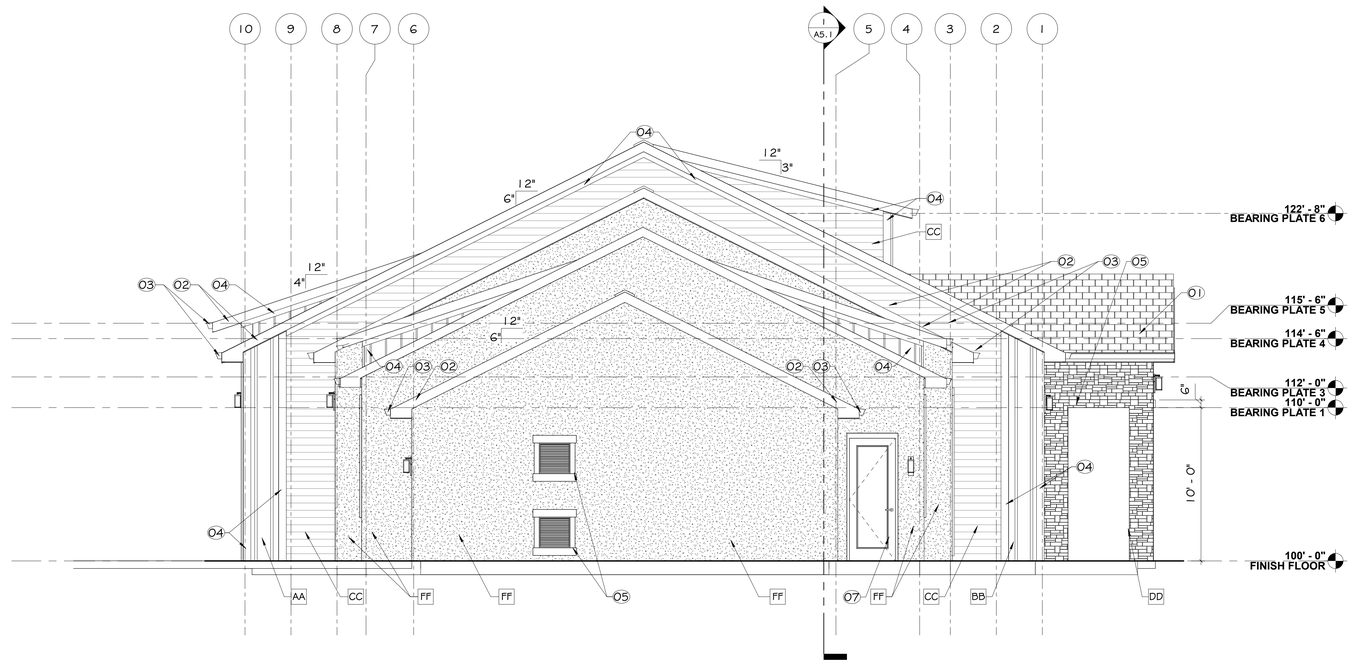
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MATERIAL CALCULATIONS (APPROXIMATE)

LEFT ELEVATION		*RIGHT ELEVATION*	
TOTAL WALL AREA:	947 SF	TOTAL WALL AREA:	833 SF
STUCCO TOTAL AREA:	622 SF (66%)	STUCCO TOTAL AREA:	519 SF (62%)
STONE TOTAL AREA:	52 SF (6%)	STONE TOTAL AREA:	184 SF (22%)
HORIZONTAL SIDING TOTAL AREA:	193 SF (20%)	HORIZONTAL SIDING TOTAL AREA:	76 SF (9%)
BOARD & BATTEN TOTAL AREA:	80 SF (8%)	BOARD & BATTEN TOTAL AREA:	54 SF (7%)



RIGHT EXTERIOR ELEVATION 2
1/4" = 1'-0"



LEFT EXTERIOR ELEVATION 1
1/4" = 1'-0"

GENERAL NOTES

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SHEET NOTES

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8. WINDOW SYSTEM - SEE WINDOW TYPES SHEET A3.3.

FINISH LEGEND

A. SEE SHEET A4.3 FOR COLOR.

AA. FIRST MATERIAL - VERTICAL BOARD AND BATTEN.

BB. SECOND MATERIAL - VERTICAL BOARD AND BATTEN.

CC. HORIZONTAL LAP SIDING.

DD. STONE VENEER.

EE. COLUMNS AND BEAMS.

FF. STUCCO.

PONTIS
ARCHITECTURAL GROUP
248 SOUTH MAIN STREET, SPRINGVILLE, UT 84663
(801) 704 - 9551 WWW.PONTISAG.COM

△	REVISION	DATE

CONSULTANT:

CONTRACTOR:

PROJECT NAME:
ONEELEVEN CLUBHOUSE
7141 SOUTH SR111 WEST
JORDAN, UT 84081

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SEAL:

REGISTERED ARCHITECT
RYAN D. POWELL
8914290-0501
03/05/2026
STATE OF UTAH

DRAWING NAME:
EXTERIOR ELEVATIONS

DRAWN BY:	PM
CHECKED BY:	CP
DATE:	03/05/2026
PROJECT #:	2613

A4.2

PRINT DATE: 7/8/2026 11:28:02 AM

06



Clubhouse - Front Elevation



Clubhouse - Rear Elevation



Clubhouse - Left Elevation



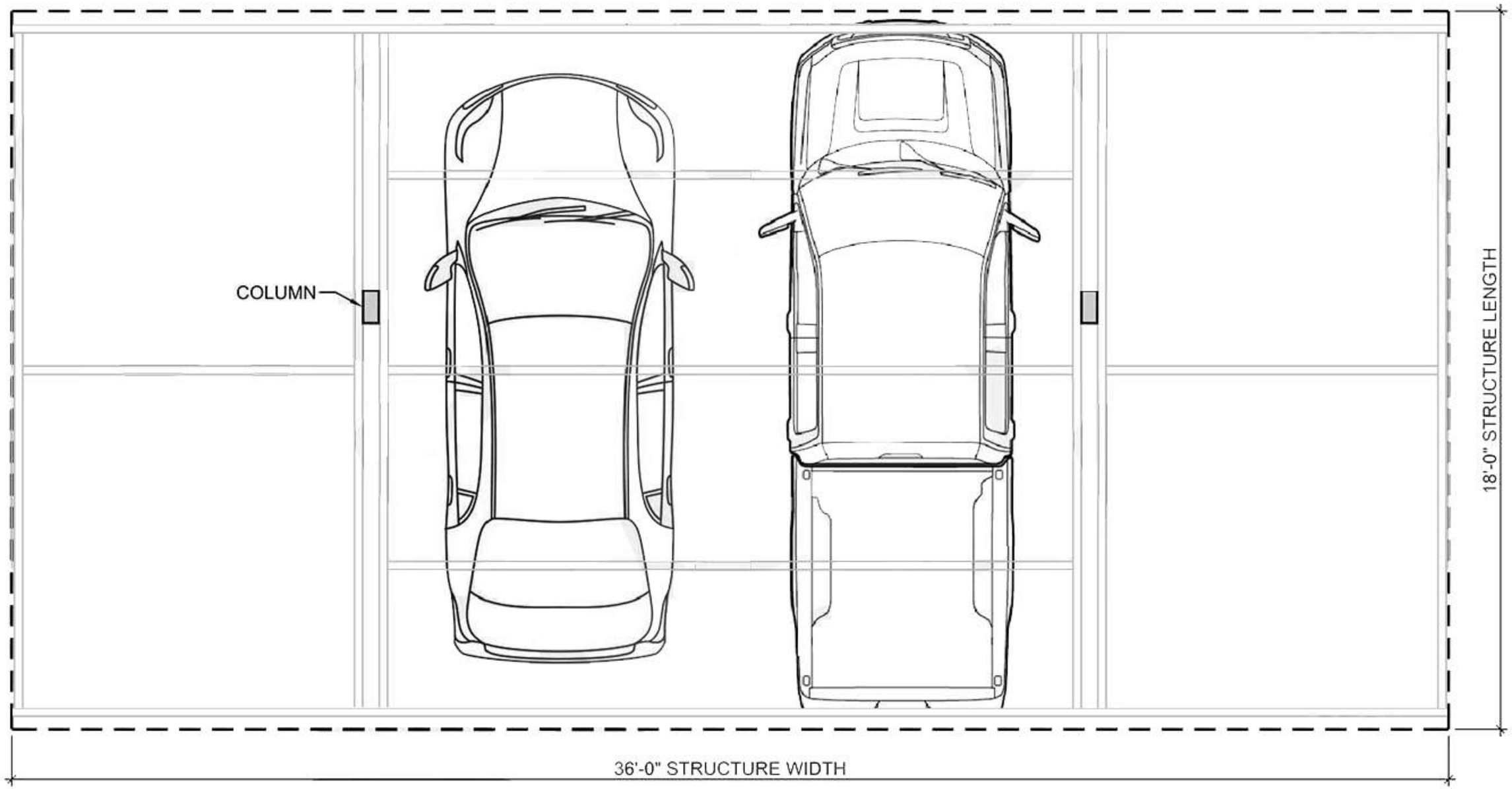
Clubhouse - Right Elevation

Kimballs Clubhouse

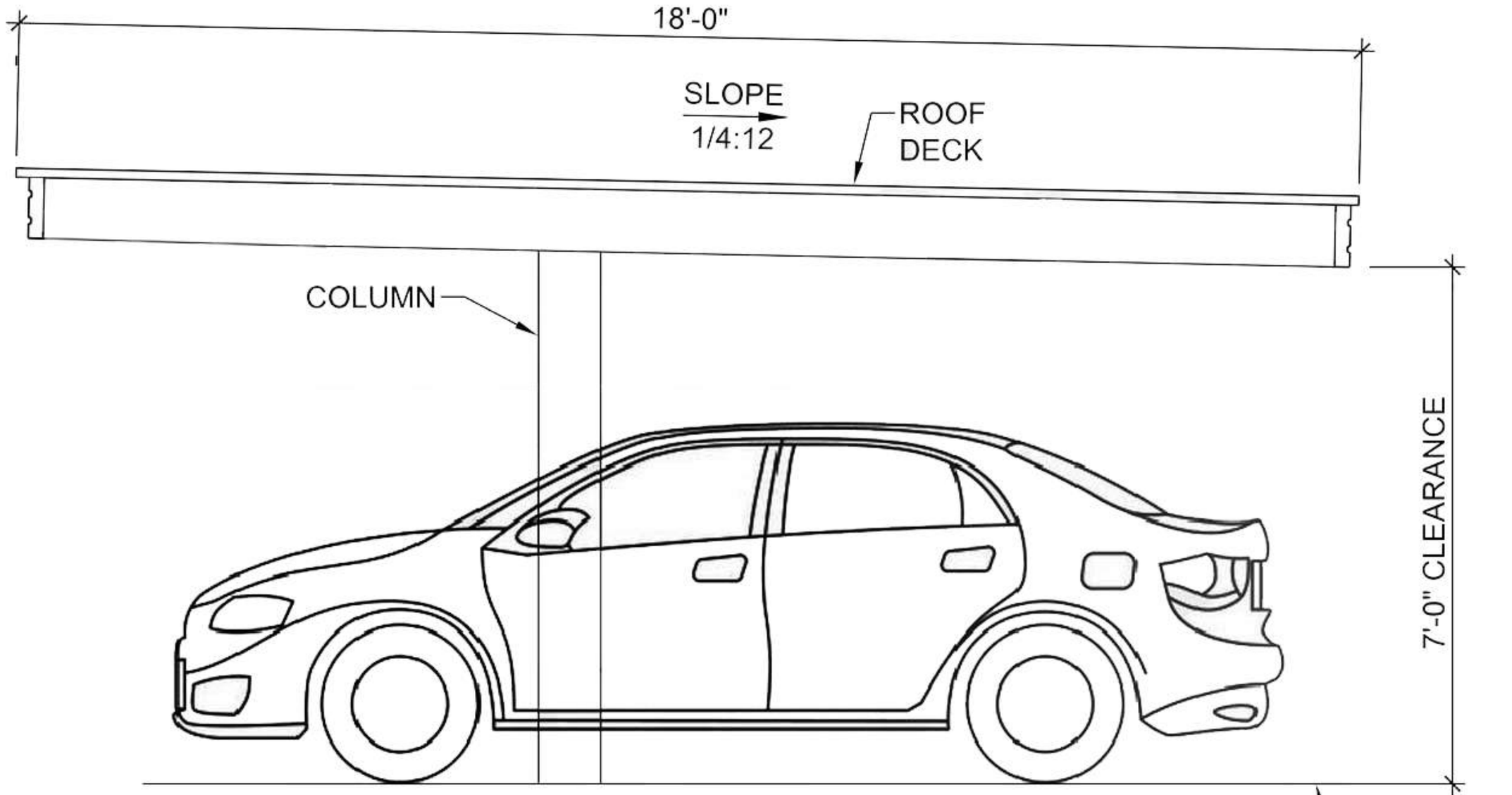
Stone - White Sand Devino
Lap Siding - Arctic White
B&B - Arctic White
Composite Trim - Arctic White
Rustic Lap Siding - Rugged Pine
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Stucco Trim - Amazing Grey
Roof - Charcoal

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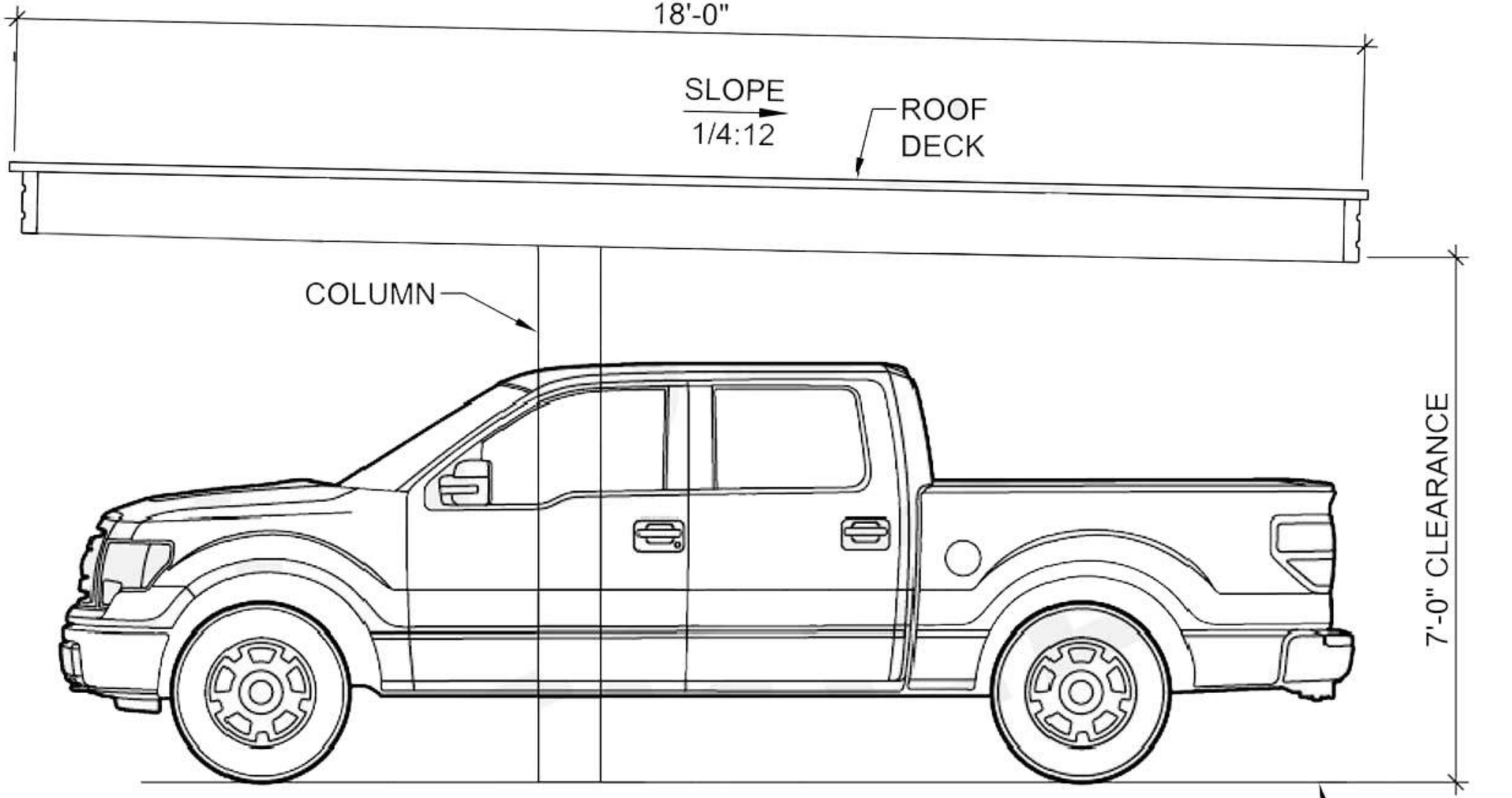
VEHICLE LENGTHS:
TRUCK: 4 DOOR F150, LENGTH INFO FROM ONLINE FORD DEALER
SEDAN: 4 DOOR SEDAN, AVERAGE LENGTH FROM REFERENCE.COM



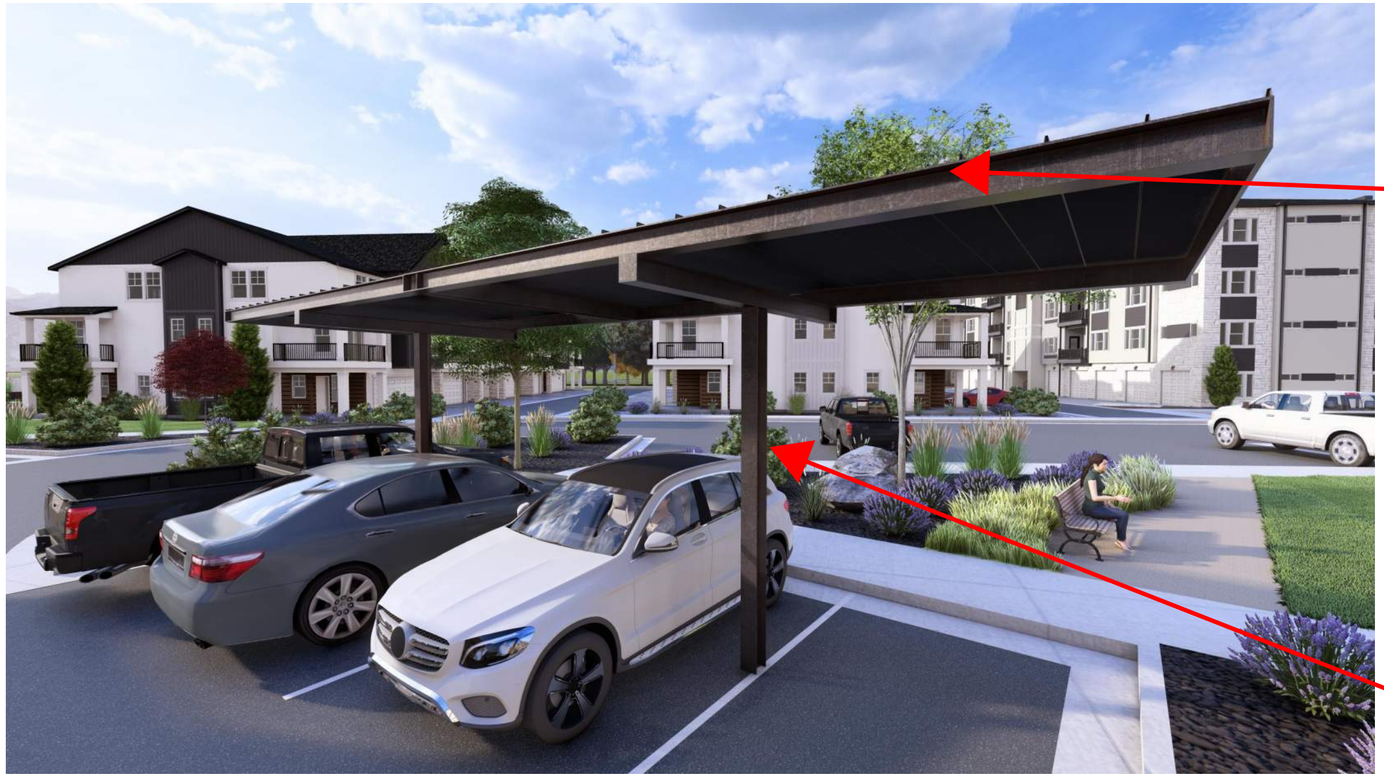
CANTILEVER CARPORT



CANTILEVER CARPORT ELEVATION



CANTILEVER CARPORT ELEVATION





Black Painted Steel Roofing



Black Painted Steel H beam
Posts and roof support

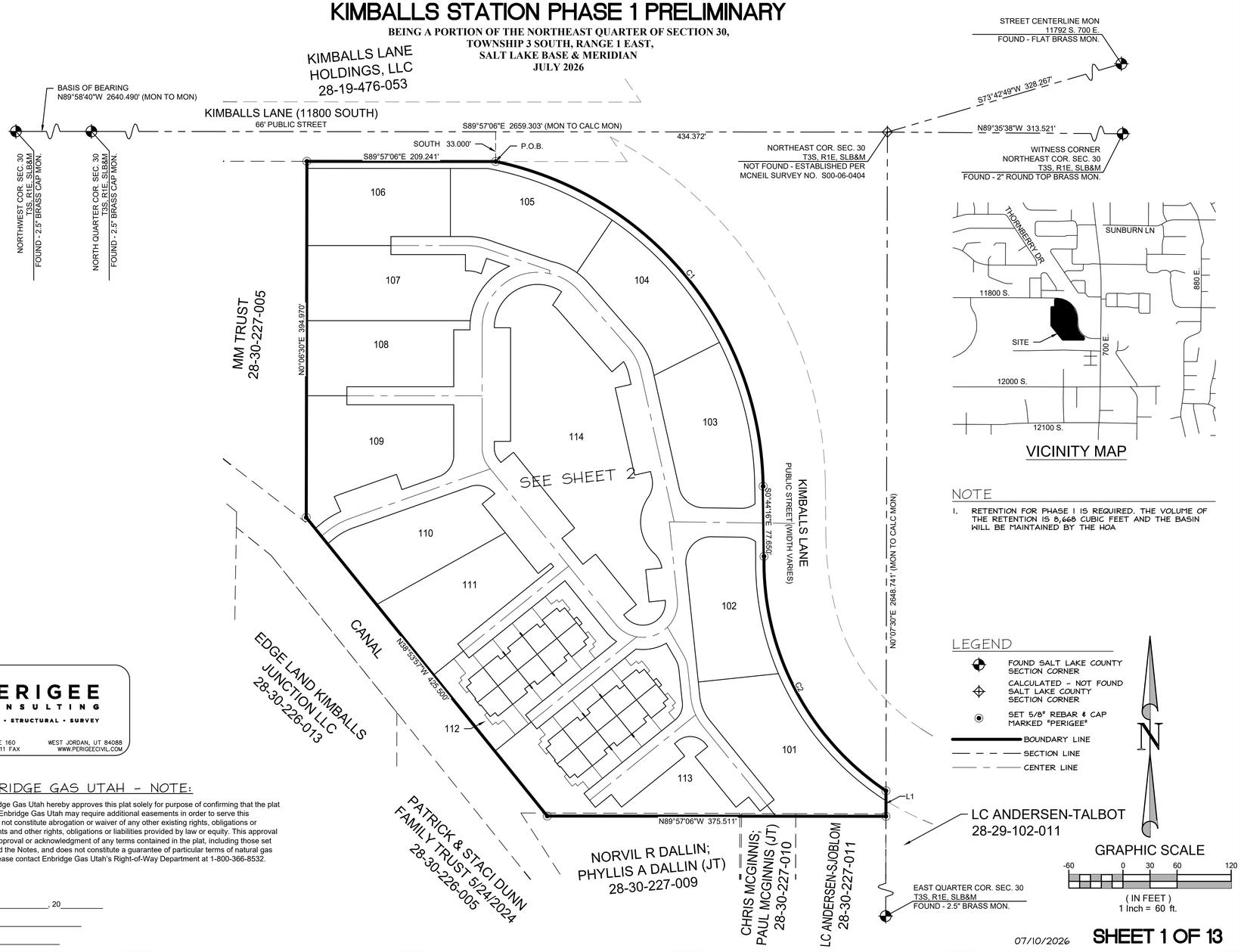
Cantilever Carport Materials

Architectural renderings are not required by code, have not been reviewed for code compliance, and are not approved with this application.

EXHIBIT J
SUBDIVISION PLAT

KIMBALLS STATION PHASE 1 PRELIMINARY

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
JULY 2026



VICINITY MAP

NOTE

1. RETENTION FOR PHASE 1 IS REQUIRED. THE VOLUME OF THE RETENTION IS 8,668 CUBIC FEET AND THE BASIN WILL BE MAINTAINED BY THE HOA

LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- CALCULATED - NOT FOUND SALT LAKE COUNTY SECTION CORNER
- SET 5/8" REBAR & CAP MARKED "PERIGEE"
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE

GRAPHIC SCALE

-60 0 30 60 120

(IN FEET)
1 Inch = 60 ft.

07/10/2026

SHEET 1 OF 13

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY
9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.628.6004 TEL 801.590.6611 FAX WWW.PERIGEECIVIL.COM

ENBRIDGE GAS UTAH - NOTE:

Questar Gas Company dba Enbridge Gas Utah hereby approves this plat solely for purpose of confirming that the plat contains public utility easements. Enbridge Gas Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes, and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Enbridge Gas Utah's Right-of-Way Department at 1-800-366-8532.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

Approved this_____day of_____, 20_____

By- _____

Title - _____

SURVEYOR'S CERTIFICATE

I, Eric D. Robins do hereby certify that I am a Professional Land Surveyor and that I hold License No. 5152671 in accordance with Title 58, Chapter 22 of the Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that by the authority of the owners, and in accordance with Section 17-23-17, I have made a survey of the tract of land shown on this plat and described below and have subdivided said tract of land into lots and streets, hereafter to be known as KIMBALLS STATION PHASE 1 and the same has been correctly surveyed and staked on the ground as shown on this plat.

PRELIMINARY

BOUNDARY DESCRIPTION

A parcel of Land located in the Northeast Quarter of Section 30, Township 3 South, Range 1 East, Salt Lake Base & Meridian, being more particularly described as follows:

Beginning at a point on the Southwesterly Right-of-Way Line of Kimballs Lane, said point also being a point on a 373.000 foot radius non tangent curve to the right, (radius bears South 11°49'05" West, Chord: South 39°27'35" East 466.657 feet), said point lies North 89°57'06" West 434.372 feet along the Section Line and South 33.000 feet from the Northeast Corner of Section 30, Township 3 South, Range 1 East, Salt Lake Base and Meridian (Basis of bearings is North 89°58'40" West 2640.490 feet being the North Line of the Northwest Quarter of Section 30, T3S, R1E, SLB&M) and running thence along said Kimballs Lane the following (3) courses: 1) along the arc of said curve 504.169 feet through a central angle of 77°26'40"; 2) South 00°44'16" East 77.650 feet to a point on a 305.510 foot radius non tangent curve to the left, (radius bears South 88°48'07" East, Chord: South 27°28'07" East 293.114 feet); 3) along the arc of said curve 305.710 feet through a central angle of 57°20'00" to the East Line of the Northeast Quarter of said Section 30; thence along said East Line South 00°07'30" West 28.250 feet; thence North 89°57'06" West 375.511 feet; thence North 38°53'57" West 425.500 feet; thence North 00°06'30" East 394.970 feet; thence South 89°57'06" East 209.241 feet to the point of beginning.

Property contains 7.126 acres.

OWNER'S DEDICATION

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

In witness whereof, we have hereunto set our hands this_____day of_____ A.D., 20_____.

NAME: TITLE:

ACKNOWLEDGMENT

STATE OF _____)
:SS
COUNTY OF _____)

On this_____day of_____, 20___, personally

appeared before me_____, who being by me duly sworn

did say that he is the _____of _____,
and that the foregoing instrument was duly authorized by said company at a lawful meeting held or by authority of its bylaws and signed in behalf of said company.

Commission Number My Commission expires

Name, Notary Public Commissioned in Utah

KIMBALLS STATION PHASE 1 PRELIMINARY

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

OWNER/SUBDIVIDER:
EDGE HOMES UTAH, LLC
13702 S. 200 W. B12
DRAPER, UT 84020

ENGINEER:
PERIGEE CONSULTING
9089 S. 1300 W. STE. 160
WEST JORDAN, UTAH 84088

LUMEN

Approved on this _____ day of _____, A.D., 20____.

LUMEN

COMCAST

Approved on this _____ day of _____, A.D., 20____.

COMCAST

ROCKY MOUNTAIN POWER

Approved as to form on this _____ day of _____, A.D., 20____ .

ROCKY MOUNTAIN POWER

JORDAN BASIN IMPROVEMENT DISTRICT

Approved as to form on this _____ day of _____, A.D., 20____ by Jordan Basin Improvement District

JORDAN BASIN IMPROVEMENT DISTRICT

WATERPRO

Approved as to form this _____ day of _____, A.D., 20____.

WATERPRO

CITY ENGINEER

I hereby certify that this office has examined this plat and it is correct in accordance with information on file in this office

CITY ENGINEER

BOARD OF HEALTH

Approved on this _____ day of _____, A.D., 20____.

DIRECTOR

ZONING ADMINISTRATOR

Approved as to form on this _____ day of _____, A.D., 20____ by the Draper City Zoning Administrator

DRAPER CITY ZONING ADMINISTRATOR

CITY ATTORNEY

Approved as to form this _____ day of _____, A.D., 20____.

CITY ATTORNEY

DRAPER CITY MAYOR

Presented to the Draper City Mayor this _____ day of _____A.D., 20____ at which time this subdivision was approved and accepted

MAYOR

ATTEST: CITY RECORDER

RECORDED

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF

Date_____ Time_____Book_____ Page _____

Fee$ Deputy, Salt Lake County Recorder

KIMBALLS STATION PHASE 1 PRELIMINARY

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

KIMBALLS LANE HOLDINGS, LLC
28-19-476-053

KIMBALLS LANE (11800 SOUTH)
66' PUBLIC STREET

BASIS OF BEARING
N89°58'40"W 2640.490' (MON TO MON)

NORTHWEST COR. SEC. 30 T3S, R1E, SLB&M
FOUND - 2.5" BRASS CAP MON.

NORTH QUARTER COR. SEC. 30 T3S, R1E, SLB&M
FOUND - 2.5" BRASS CAP MON.

S89°57'06"E 2659.303' (MON TO CALC MON)

434.372'

S73°42'49"W 328.267'

STREET CENTERLINE MON
11792 S. 700 E.
FOUND - FLAT BRASS MON.

N89°35'38"W 313.521'

WITNESS CORNER
NORTHEAST COR. SEC. 30
T3S, R1E, SLB&M
FOUND - 2" ROUND TOP BRASS MON.

NORTHEAST COR. SEC. 30
T3S, R1E, SLB&M
NOT FOUND - ESTABLISHED PER MCNEIL SURVEY NO. S00-06-0404

N0°07'30"E 2648.741' (MON TO CALC MON)

7.75' ROAD DEDICATION

SOUTH 33.000'
7.75' ROAD DEDICATION

P.O.B.

S89°57'06"E, 209.241'

9.25' ROAD DEDICATION

106
12,966 S.F.
0.298 Acres
11817 S.

105
12,841 S.F.
0.295 Acres
11819 S.

104
12,338 S.F.
0.283 Acres
11823 S.

107
14,981 S.F.
0.344 Acres
11824 S.

108
12,590 S.F.
0.289 Acres
11832 S.

109
15,985 S.F.
0.367 Acres
11844 S.

110
13,055 S.F.
0.300 Acres
11858 S.

111
12,876 S.F.
0.296 Acres
11866 S.

112
9,760 S.F.
0.225 Acres

114
33,879 S.F.
0.778 Acres

103
14,565 S.F.
0.334 Acres
11843 S.

102
12,194 S.F.
0.280 Acres
11869 S.

101
16,478 S.F.
0.378 Acres
11879 S.

113
19,262 S.F.
0.443 Acres

CULDEE 82.618' LANE (PRIVATE)

HARWICK 118.500' LANE (PRIVATE)

HANDEL 136.471' DRIVE (PRIVATE)

SMUDGER 98.000' DRIVE (PRIVATE)

BRENDAM 136.500' LANE (PRIVATE)

ELSBRIDGE 129.668' LANE (PRIVATE)

BRAKEMAN 90.000' LANE (PRIVATE)

STEPNEY 72.000' LANE (PRIVATE)

TIDMOUTH DRIVE (PRIVATE)

KNAPFORD LANE (PRIVATE)

KIMBALLS LANE
PUBLIC STREET (WIDTH VARIES)

ENT: 9788473
CUT/FILL SLOPE EASEMENT

SEE TOWNHOUSE DETAIL "A"

SEE TOWNHOUSE DETAIL "B"

MM TRUST
28-30-227-005

EDGE LAND KIMBALLS JUNCTION LLC
28-30-226-013

CANAL

PATRICK & STACI DUNN FAMILY TRUST 5/24/2024
28-30-226-005

NORVIL R DALLIN;
PHYLLIS A DALLIN (JT)
28-30-227-009

CHRIS MCGINNIS;
PAUL MCGINNIS (JT)
28-30-227-010

LC ANDERSEN-SJOBLOM
28-30-227-011

LC ANDERSEN-TALBOT
28-29-102-011

EAST QUARTER COR. SEC. 30
T3S, R1E, SLB&M
FOUND - 2.5" BRASS MON.

LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- CALCULATED - NOT FOUND SALT LAKE COUNTY SECTION CORNER
- SET 5/8" REBAR & CAP MARKED "PERIGEE"
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- LOT LINE
- LIMITED COMMON AREA
- COMMON AREA
- PRIVATE OWNERSHIP AREA

N

GRAPHIC SCALE
-40 0 20 40 80
(IN FEET)
1 Inch = 40 ft.

SHEET 2 OF 13

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY
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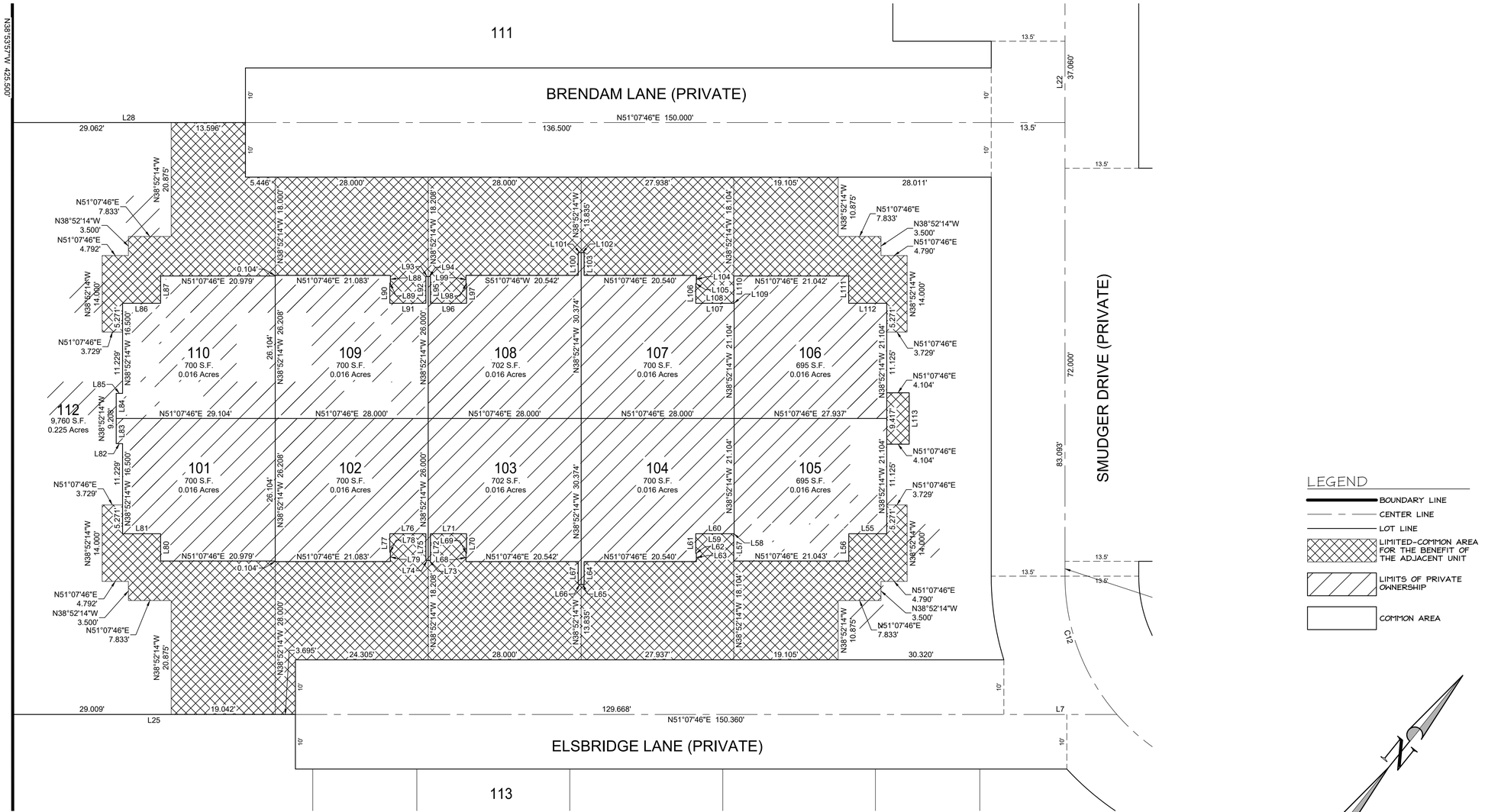
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KIMBALLS STATION PHASE 1 CONCEPT TOWNHOME LAYOUT

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN



DETAIL "A"
SCALE: 1" = 10'

LEGEND

- BOUNDARY LINE
- CENTER LINE
- LOT LINE
- LIMITED-COMMON AREA FOR THE BENEFIT OF THE ADJACENT UNIT
- LIMITS OF PRIVATE OWNERSHIP
- COMMON AREA

GRAPHIC SCALE

-10 0 5 10 20

(IN FEET)
1 Inch = 10 ft.

SHEET 3 OF 13

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KIMBALLS STATION PHASE 1 PRELIMINARY

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN

Line Table		
Line #	Length	Direction
L1	28.250	S00°07'30"W
L2	104.626	N89°13'48"W
L3	3.432	N12°10'26"E
L4	74.804	N71°08'59"W
L5	8.884	N51°06'03"E
L6	86.130	N05°59'31"W
L7	20.692	N51°07'46"E
L8	35.535	N29°59'41"W
L9	14.821	N29°59'41"W
L10	20.714	N29°59'41"W
L11	32.426	N05°59'31"W
L12	33.656	N51°07'46"E
L13	10.000	S50°57'11"W
L14	10.000	S50°57'11"W
L15	93.319	N90°00'00"E
L16	10.000	N00°00'00"E
L17	26.924	N71°08'59"W
L18	44.783	N90°00'00"E
L19	10.000	N00°00'00"E
L20	10.000	N00°00'00"E

Line Table		
Line #	Length	Direction
L21	18.000	N90°00'00"E
L22	14.888	N38°52'14"W
L23	18.000	N51°07'46"E
L24	10.000	N38°52'14"W
L25	51.745	N51°07'46"E
L26	10.000	N38°52'14"W
L27	18.000	N51°07'46"E
L28	42.658	N51°07'46"E
L29	18.000	N51°07'46"E
L30	23.143	N89°13'48"W
L31	24.940	N89°13'48"W
L32	10.000	N38°52'14"W
L33	22.780	N51°07'46"E
L34	15.431	N39°02'49"W
L35	10.000	N38°52'14"W
L36	20.000	N38°52'14"W
L37	18.000	N38°52'14"W
L38	18.000	N38°52'14"W
L39	18.000	N50°57'11"E
L40	18.000	N51°07'46"E

Line Table		
Line #	Length	Direction
L41	18.000	N51°07'46"E
L42	18.000	N51°07'46"E
L43	18.000	N90°00'00"W
L44	18.000	N90°00'00"E
L45	18.000	N33°39'54"E
L46	17.260	N48°56'08"E
L47	18.000	N77°24'34"E
L48	7.228	S12°35'26"E
L49	17.970	N84°00'29"E
L50	36.000	N05°59'31"W
L51	18.000	N84°00'29"E
L52	18.000	N19°30'21"W
L53	18.000	N23°54'36"W
L54	18.000	N50°57'11"E
L55	6.957	N51°07'46"E
L56	5.000	N38°52'14"W
L57	5.000	N38°52'14"W
L58	0.063	N51°07'46"E
L59	6.960	N51°07'46"E
L60	7.022	N51°07'46"E

Line Table		
Line #	Length	Direction
L61	3.604	N38°52'14"W
L62	0.104	N51°07'46"E
L63	1.500	N38°52'14"W
L64	4.165	N38°52'14"W
L65	0.542	N51°07'46"E
L66	0.542	N51°07'46"E
L67	4.165	N38°52'14"W
L68	1.500	N38°52'14"W
L69	0.104	N51°07'46"E
L70	3.604	S38°52'14"E
L71	6.599	N51°07'46"E
L72	4.896	N38°52'14"W
L73	0.422	N51°07'46"E
L74	0.422	N51°07'46"E
L75	4.896	N38°52'14"W
L76	6.599	N51°07'46"E
L77	3.396	N38°52'14"W
L78	0.104	N51°07'46"E
L79	1.708	N38°52'14"W
L80	5.000	N38°52'14"W

Line Table		
Line #	Length	Direction
L81	6.958	N51°07'46"E
L82	1.167	N51°07'46"E
L83	4.604	N38°52'14"W
L84	4.604	N38°52'14"W
L85	1.167	N51°07'46"E
L86	6.958	N51°07'46"E
L87	5.000	N38°52'14"W
L88	1.417	N38°52'14"W
L89	0.104	N51°07'46"E
L90	3.687	N38°52'14"W
L91	6.599	N51°07'46"E
L92	4.896	N38°52'14"W
L93	0.422	N51°07'46"E
L94	0.422	N51°07'46"E
L95	4.896	N38°52'14"W
L96	6.599	N51°07'46"E
L97	3.604	N38°52'14"W
L98	0.104	N51°07'46"E
L99	1.500	S38°52'14"E
L100	4.165	N38°52'14"W

Line Table		
Line #	Length	Direction
L101	0.542	N51°07'46"E
L102	0.542	N51°07'46"E
L103	4.165	N38°52'14"W
L104	1.500	N38°52'14"W
L105	0.104	N51°07'46"E
L106	3.604	N38°52'14"W
L107	7.022	N51°07'46"E
L108	6.960	N51°07'46"E
L109	0.063	N51°07'46"E
L110	5.000	N38°52'14"W
L111	5.000	N38°52'14"W
L112	6.958	N51°07'46"E
L113	9.417	N38°52'14"W
L114	17.502	N39°02'49"W
L115	3.788	N39°02'49"W
L116	4.790	N51°07'46"E
L117	3.500	N38°52'14"W
L118	10.875	N38°52'14"W
L119	6.957	N51°07'46"E
L120	5.000	N38°52'14"W

Line Table		
Line #	Length	Direction
L121	5.000	N38°52'14"W
L122	0.063	N51°07'46"E
L123	6.960	S51°07'46"W
L124	7.022	N51°07'46"E
L125	3.604	N38°52'14"W
L126	0.104	N51°07'46"E
L127	1.500	N38°52'14"W
L128	4.165	N38°52'14"W
L129	0.542	N51°07'46"E
L130	0.542	N51°07'46"E
L131	4.165	N38°52'14"W
L132	1.500	N38°52'14"W
L133	0.104	N51°07'46"E
L134	3.604	S38°52'14"E
L135	6.599	N51°07'46"E
L136	4.896	N38°52'14"W
L137	0.422	N51°07'46"E
L138	0.422	N51°07'46"E
L139	4.896	N38°52'14"W
L140	6.599	N51°07'46"E

Line Table		
Line #	Length	Direction
L141	3.396	N38°52'14"W
L142	0.104	N51°07'46"E
L143	1.708	N38°52'14"W
L144	5.000	N38°52'14"W
L145	6.958	N51°07'46"E
L146	1.167	N51°07'46"E
L147	4.604	N38°52'14"W
L148	4.604	N38°52'14"W
L149	1.167	N51°07'46"E
L150	6.958	N51°07'46"E
L151	5.000	N38°52'14"W
L152	1.417	N38°52'14"W
L153	0.104	N51°07'46"E
L154	3.687	N38°52'14"W
L155	6.599	N51°07'46"E
L156	4.896	N38°52'14"W
L157	0.422	N51°07'46"E
L158	0.422	N51°07'46"E
L159	4.896	N38°52'14"W
L160	6.599	N51°07'46"E

Line Table		
Line #	Length	Direction
L161	3.604	N38°52'14"W
L162	0.104	N51°07'46"E
L163	1.500	N38°52'14"W
L164	4.165	N38°52'14"W
L165	0.542	N51°07'46"E
L166	0.542	N51°07'46"E
L167	4.165	N38°52'14"W
L168	1.500	N38°52'14"W
L169	0.104	N51°07'46"E
L170	3.604	N38°52'14"W
L171	7.022	N51°07'46"E
L172	6.960	N51°07'46"E
L173	0.063	N51°07'46"E
L174	5.000	N38°52'14"W
L175	5.000	N38°52'14"W
L176	6.958	N51°07'46"E
L177	9.417	N38°52'14"W
L178	10.000	N00°00'00"E
L179	18.000	N00°00'00"E
L180	1.931	N90°00'00"W

Line Table		
Line #	Length	Direction
L181	3.896	N71°08'59"W
L182	18.000	S18°51'01"W
L183	26.924	N71°08'59"W
L184	3.788	N39°05'09"W
L185	20.205	N39°02'49"W
L186	20.205	N39°02'49"W
L187	7.175	S12°35'26"E
L188	19.324	N00°44'16"W
L189	18.000	S77°24'34"W
L190	11.278	N12°35'26"W
L191	164.627	N70°29'39"E
L192	1.931	N90°00'00"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	504.169	373.000	077°26'40"	S39°27'35"E	466.657
C2	305.710	305.510	057°20'00"	S27°28'07"E	293.114
C3	30.563	61.500	028°28'26"	N26°49'39"W	30.250
C4	149.130	61.500	138°56'08"	S69°28'04"W	115.186
C5	39.459	61.500	036°45'42"	N59°26'43"W	38.786
C6	39.420	61.500	036°43'32"	S83°48'40"W	38.749
C7	70.251	61.500	065°26'54"	S32°43'27"W	66.493
C8	21.385	65.000	018°51'01"	N80°34'30"W	21.289
C9	22.727	33.500	038°52'14"	S19°26'07"E	22.294
C10	29.109	86.000	019°23'35"	S60°47'51"W	28.970
C11	98.858	38.500	147°07'17"	N67°34'07"E	73.852
C12	27.637	38.500	041°07'47"	S59°26'08"E	27.048
C13	36.990	38.500	055°02'57"	N72°28'30"E	35.584
C14	34.231	38.500	050°56'33"	N19°28'46"E	33.114
C15	15.919	38.000	024°00'10"	N17°59'36"W	15.803
C16	34.615	60.000	033°03'18"	S22°31'10"E	34.137
C17	17.227	60.000	016°27'01"	S16°56'28"E	17.167
C18	14.536	60.000	013°52'50"	S32°06'24"E	14.500
C19	187.460	314.760	034°07'24"	N40°11'27"W	184.702
C20	133.488	314.760	024°17'56"	N10°58'48"W	132.489
C21	15.384	25.000	035°15'26"	N71°36'04"W	15.142
C22	47.287	28.000	096°45'43"	S42°23'21"W	41.864
C23	28.846	50.000	033°03'18"	S22°31'10"E	28.447
C24	165.960	363.750	026°08'28"	N13°48'29"W	164.525
C26	150.136	363.750	023°38'55"	N67°24'44"W	149.073

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C27	24.675	75.000	018°51'01"	S80°34'30"E	24.564
C28	30.458	75.000	023°16'06"	S66°11'31"E	30.249
C29	17.663	75.000	013°29'36"	S47°48'40"E	17.622
C30	37.273	75.000	028°28'27"	S26°49'39"E	36.890
C34	12.173	37.000	018°51'01"	N80°34'30"W	12.118
C35	77.810	75.000	059°26'32"	N35°43'38"E	74.367
C36	7.862	75.000	006°00'22"	N03°00'11"E	7.858
C37	6.611	86.000	004°24'15"	S68°17'31"W	6.609
C38	26.970	45.000	034°20'20"	S73°08'54"E	26.568
C39	108.121	45.000	137°39'50"	S55°11'20"W	83.927
C40	22.498	86.000	014°59'20"	S58°35'43"W	22.434
C41	25.386	75.000	019°23'35"	S60°47'51"W	25.265
C42	30.820	25.000	070°38'07"	N74°11'18"W	28.905
C43	15.555	52.000	017°08'21"	N47°26'25"W	15.497
C44	2.853	60.000	002°43'27"	S07°21'15"E	2.853
C45	34.791	52.000	038°20'04"	S79°10'21"W	34.146
C46	11.730	28.000	024°00'10"	N17°59'36"W	11.644
C47	3.328	70.000	002°43'27"	N07°21'15"W	3.328
C48	22.979	22.000	059°50'44"	N21°12'24"E	21.949
C49	34.490	22.000	089°49'26"	N83°57'32"W	31.065
C50	132.739	61.500	123°39'54"	S61°49'57"W	108.433
C51	16.391	61.500	015°16'14"	N48°41'59"W	16.343
C52	16.252	25.000	037°14'51"	S72°08'47"W	15.968
C53	37.453	28.000	076°38'22"	N50°54'37"W	34.723
C54	64.194	25.000	147°07'17"	N67°34'07"E	47.956

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C55	13.568	20.000	038°52'14"	S19°26'07"E	13.310
C56	103.601	48.000	123°39'54"	S61°49'57"W	84.631
C57	7.996	30.000	015°16'14"	N48°41'59"W	7.972
C59	22.907	28.000	046°52'30"	N10°50'49"E	22.274
C60	67.806	48.000	080°56'15"	N06°11'03"W	62.307
C61	18.565	28.000	037°59'18"	N27°39'32"W	18.226
C62	30.759	25.000	070°29'39"	N35°14'49"E	28.855
C63	8.840	115.000	004°24'15"	N68°17'31"E	8.838
C64	25.376	97.000	014°59'20"	N58°35'43"E	25.304
C65	15.417	48.000	018°24'11"	N21°47'32"W	15.351
C66	182.266	363.750	028°42'34"	N41°14'00"W	180.365

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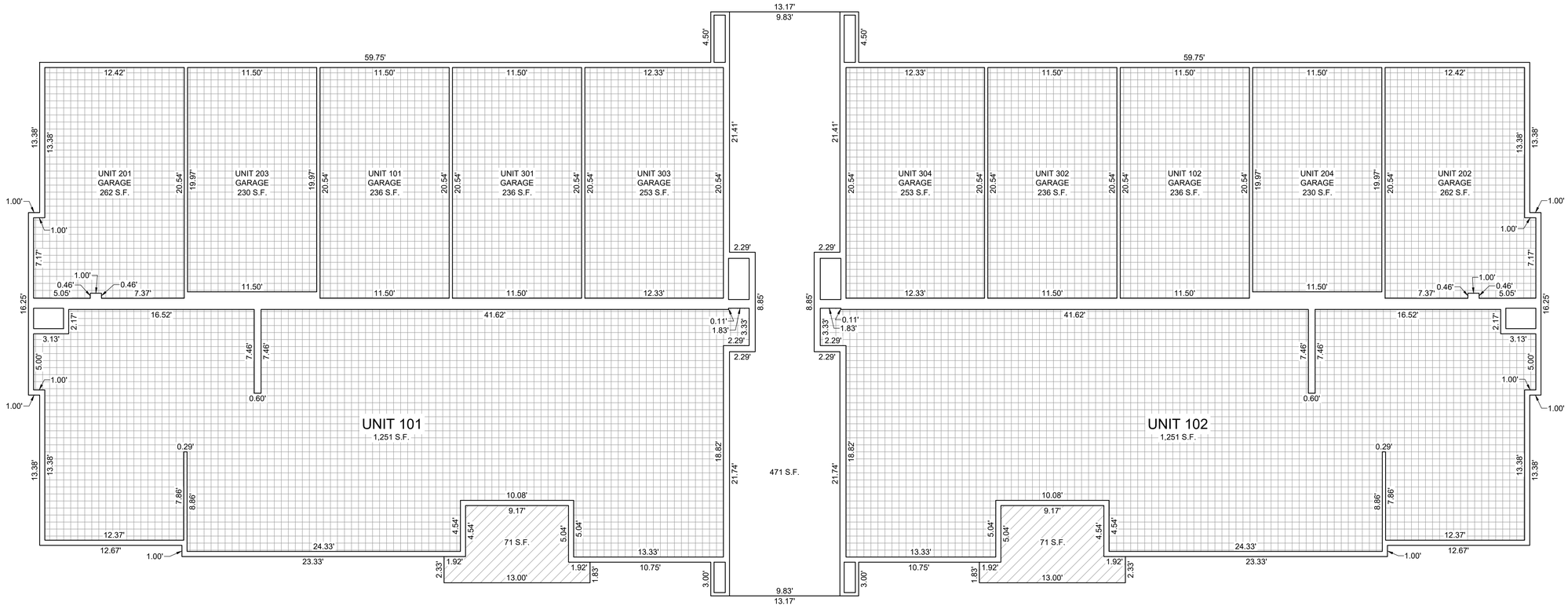
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_____ _____
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KIMBALLS STATION PHASE 1 - THREE-STORY CONDO LAYOUT

AMENDING LOT 101 OF KIMBALLS STATION PHASE 1
BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN



LEGEND

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP AREA
- COMMON AREA

MAIN FLOOR
SCALE: 1" = 5'

SHEET 5 OF 13

PERIGEE CONSULTING
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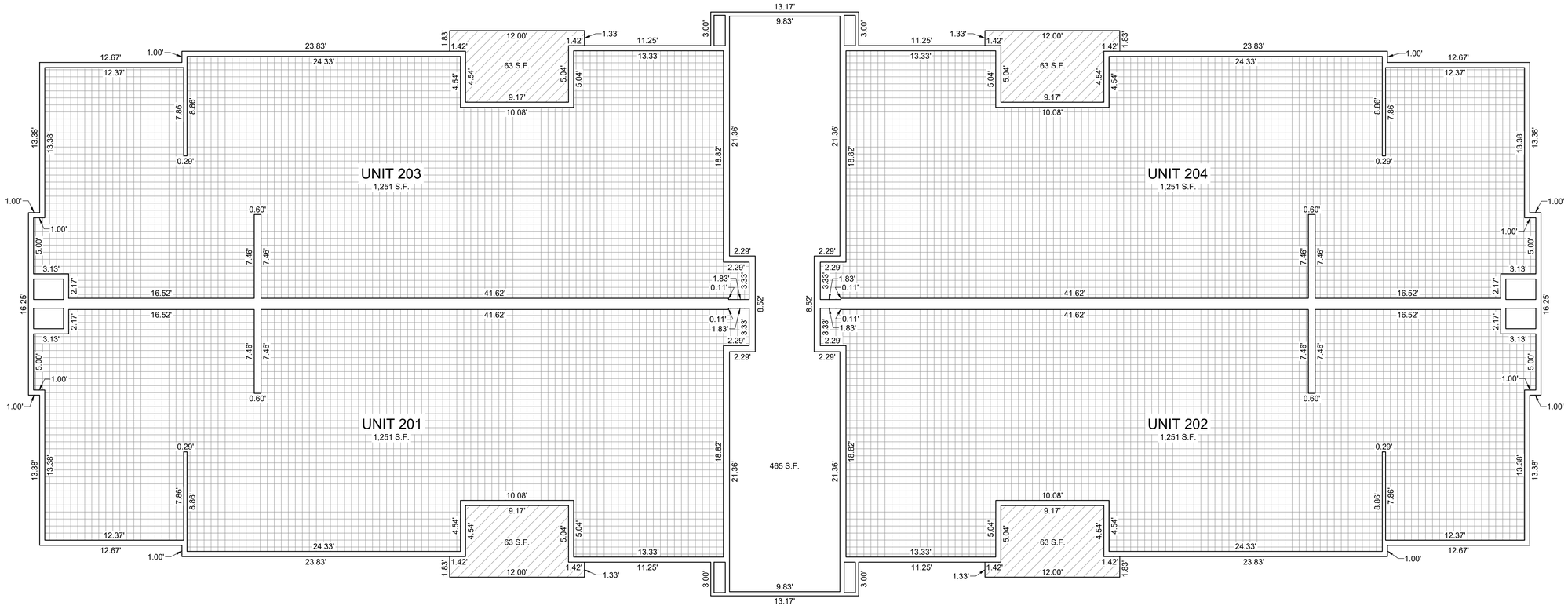
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KIMBALLS STATION PHASE 1 - THREE-STORY CONDO LAYOUT

AMENDING LOT 101 OF KIMBALLS STATION PHASE 1
BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN



LEGEND

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP AREA
- COMMON AREA

SECOND FLOOR
SCALE: 1" = 5'

SHEET 6 OF 13

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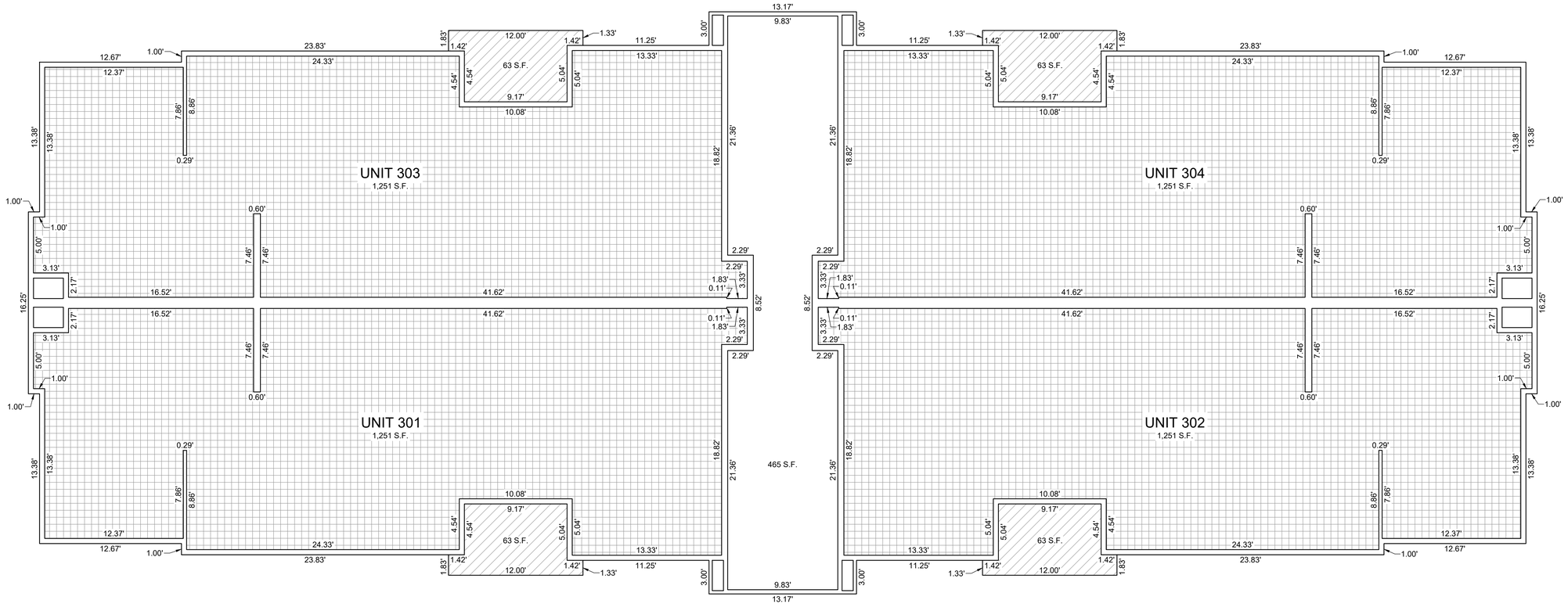
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KIMBALLS STATION PHASE 1 - THREE-STORY CONDO LAYOUT

AMENDING LOT 101 OF KIMBALLS STATION PHASE 1
BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN



LEGEND

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP AREA
- COMMON AREA

THIRD FLOOR
SCALE: 1" = 5'

SHEET 7 OF 13

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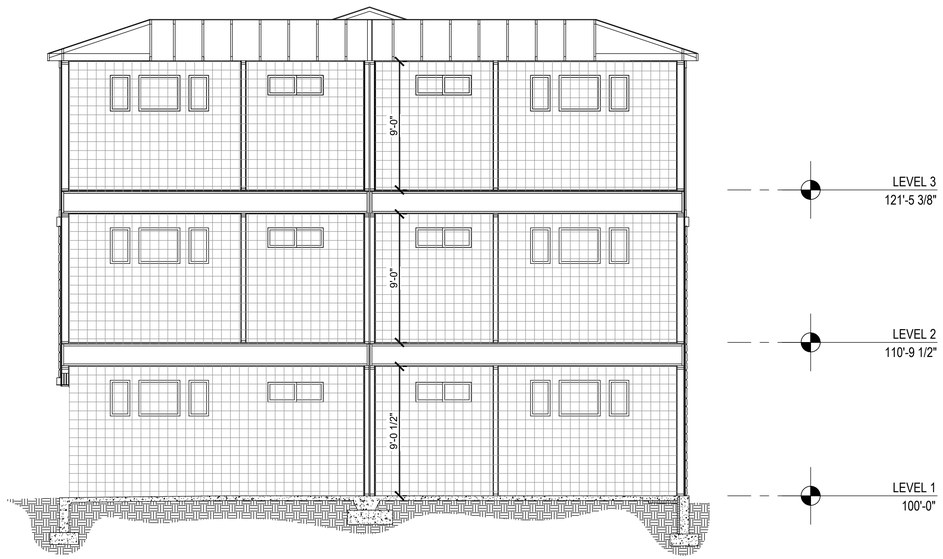
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KIMBALLS STATION PHASE 1 - THREE-STORY CONDO LAYOUT

AMENDING LOT 101 OF KIMBALLS STATION PHASE 1
BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN



BUILDING SECTION
SCALE: 1" = 5'

LEGEND

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP AREA
- COMMON AREA

SHEET 8 OF 13

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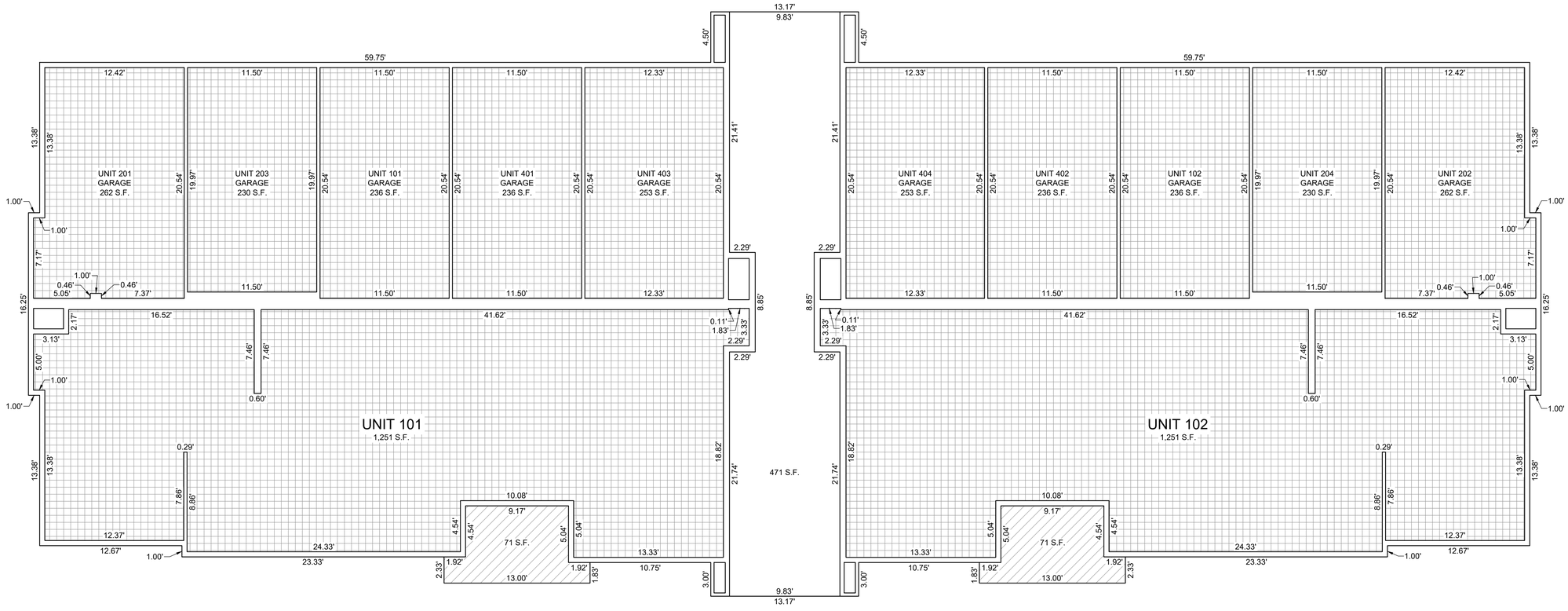
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KIMBALLS STATION PHASE 1 - FOUR-STORY CONDO LAYOUT

AMENDING LOT 102 OF KIMBALLS STATION PHASE 1
BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN



LEGEND

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP AREA
- COMMON AREA

MAIN FLOOR
SCALE: 1" = 5'

SHEET 9 OF 13

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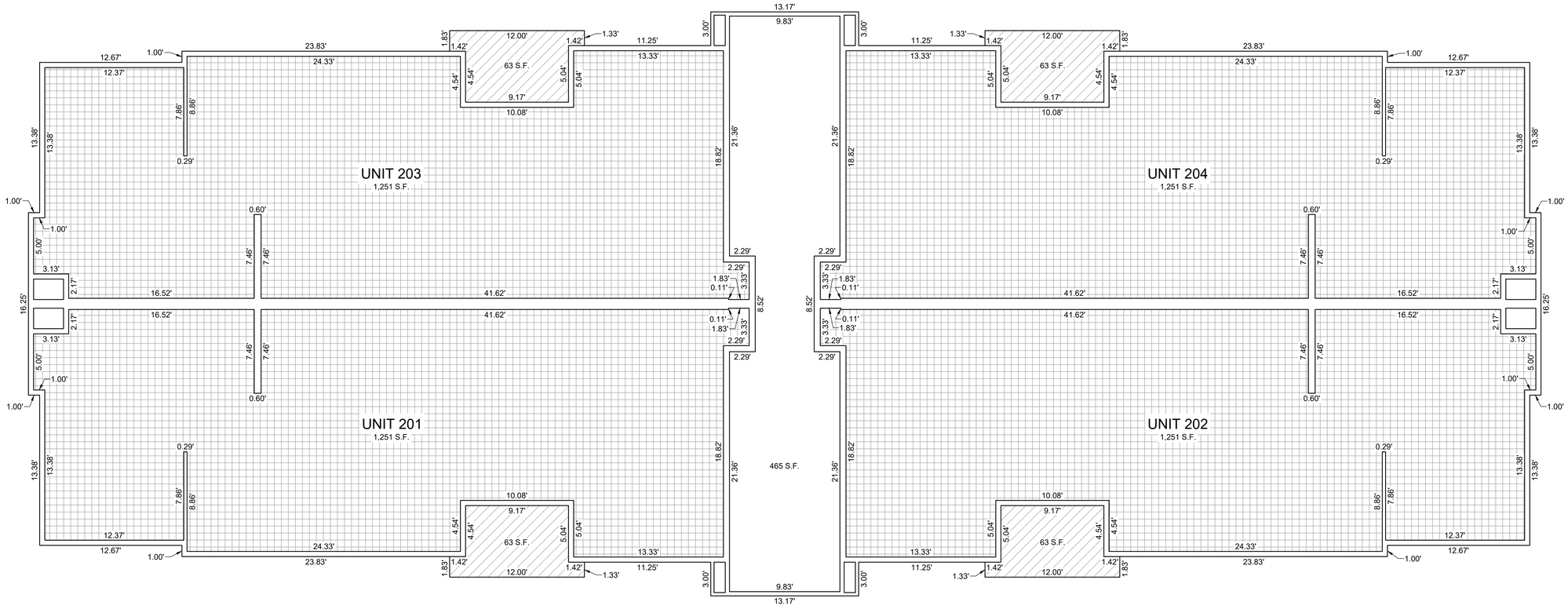
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KIMBALLS STATION PHASE 1 - FOUR-STORY CONDO LAYOUT

AMENDING LOT 102 OF KIMBALLS STATION PHASE 1
BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN



LEGEND

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP AREA
- COMMON AREA

SECOND FLOOR
SCALE: 1" = 5'

SHEET 10 OF 13

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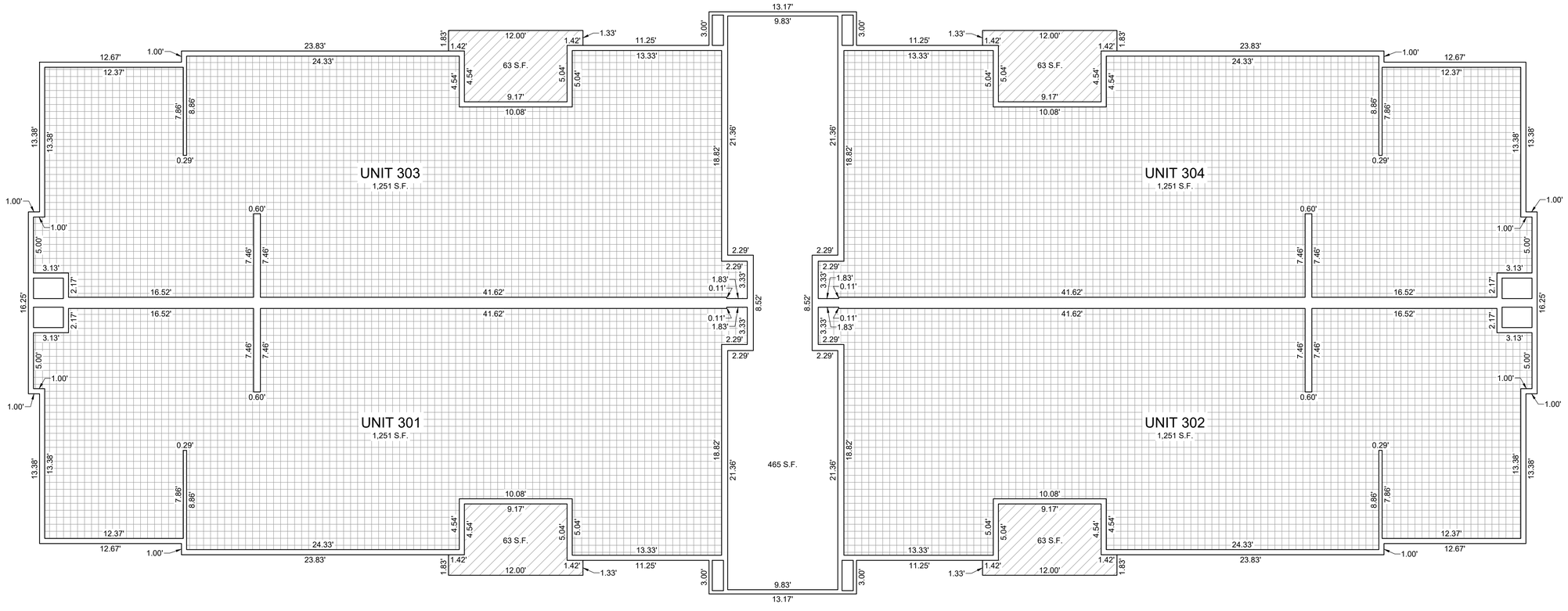
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KIMBALLS STATION PHASE 1 - FOUR-STORY CONDO LAYOUT

AMENDING LOT 102 OF KIMBALLS STATION PHASE 1
BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN



LEGEND

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP AREA
- COMMON AREA

THIRD FLOOR
SCALE: 1" = 5'

SHEET 11 OF 13

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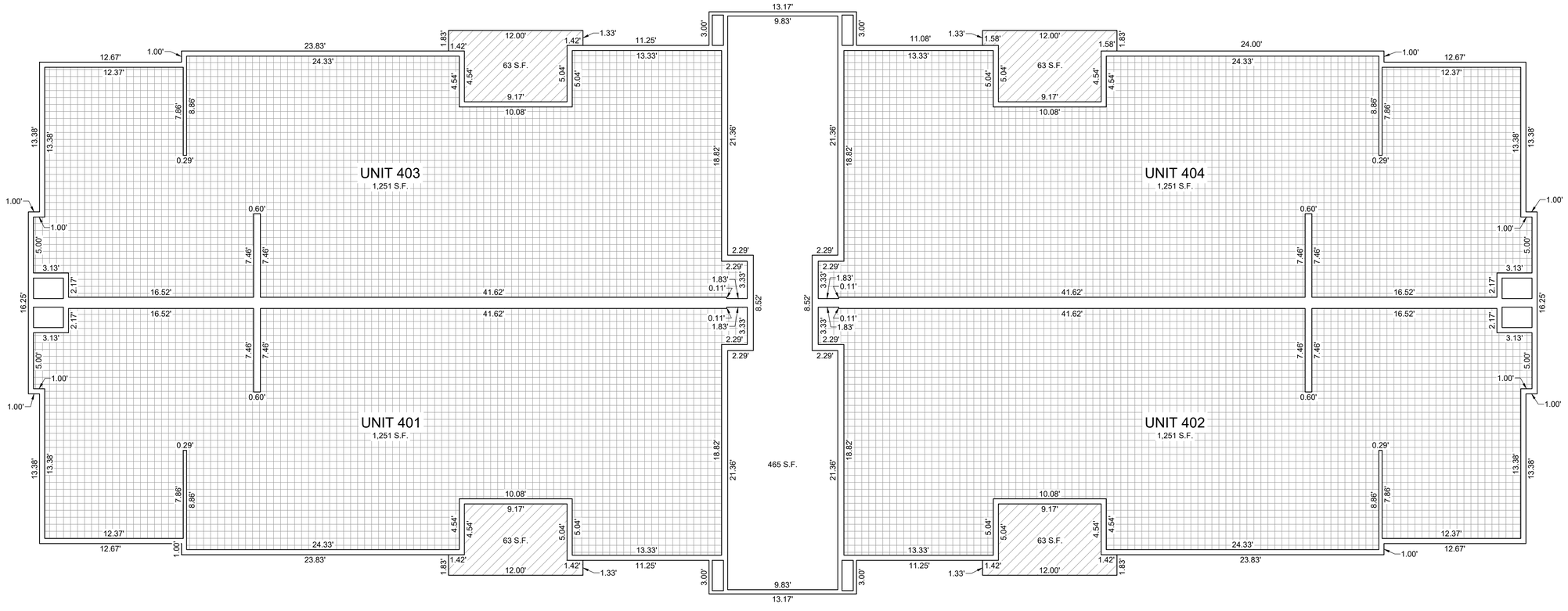
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TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN



FOURTH FLOOR
SCALE: 1" = 5'

LEGEND

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP AREA
- COMMON AREA

SHEET 12 OF 13

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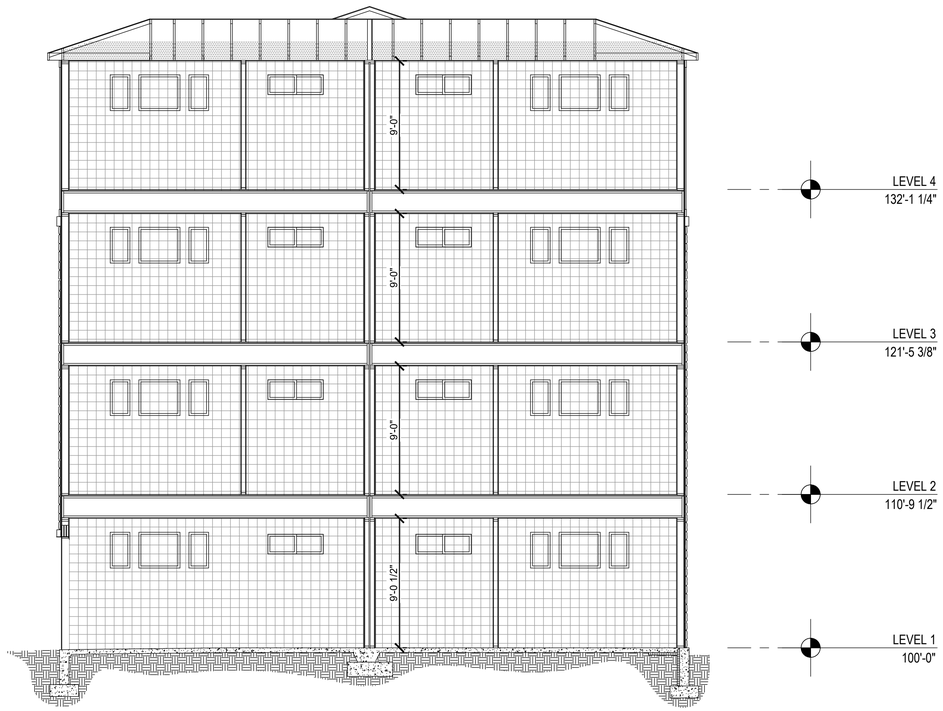
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TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN



BUILDING SECTION
SCALE: 1" = 5'

LEGEND

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP AREA
- COMMON AREA

SHEET 13 OF 13

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