PLANNING COMMISSION AGENDA

July 28, 2022 at 6:30 PM
1020 E. Pioneer Rd. Draper, UT 84020
Council Chambers

6:30 PM Business Meeting

1. **Action Item: Approve Planning Commission Meeting Minutes for April 28, 2022 (Administrative Action)**

2. **Action Item: Approve Planning Commission Meeting Minutes for June 23, 2022 (Administrative Action)**

3. **Public Hearing: Scalar New Office Building Site Plan Amendment and Conditional Use Permit (Administrative Action)**

   On the request of Wes Baker and Tucker Anderson representing Babcock Design and Green Shoot Holdings, LLC a request for approval of a Site Plan Amendment to construct a new office building, inclusive of a request for construction of a fence exceeding six feet (6') in height, on approximately 1.34 acres located at approximately 874 E. Pioneer Rd., known as applications SPR-51-2022 and USE-52-2022, Staff Contact: Todd Draper, (801) 576-6335, todd.draper@draperutah.gov.

4. **Public Hearing: Shipp Barn Development Agreement (Legislative Action)**

   On the request of Nate Shipp for an amendment to a Development Agreement for 2.97 acres of property located at 570 E Stokes Ave. in order to reconfigure the concept plan and combine two lots into one. Application DA-107-2022. Staff contact is Jennifer Jastremsky, 801-576-6328, jennifer.jastremsky@draperutahg.gov.

5. **Public Hearing: Avery Townhomes Land Use and Zoning Map Amendment (Legislative Action)**

   On the request of Troy Dana, representing Draper Office Associates, LLC, for a Land Use Map Amendment from Neighborhood Commercial to High Density Residential and a Zoning Map Amendment from OR to RM2 on 2.44 acres of property located at 638 East 12225 South. Application TEXTMAP-139-2022 and TEXTMAP-142-2022. Staff report by Jonathan Concidine, 801-576-6328, j.concidine@draperutah.gov

6. **Public Hearing: Trailside Townhomes Site Plan and Plat Amendment (Administrative Action)**

   On the request of John Wheatley, representing IKON Development, for a Site Plan and Plat Amendment for 19.37 acres of property located at 2142 East Brookings Dr. The property is located in the RR-

22, RR-43, and RM zones. Application SPR-58-2022, SUBD-111-2022. Staff contact is Jennifer Jastremsky, 801-576-6328, jennifer.jastremsky@draperutah.gov.

7. Adjournment

SALT LAKE COUNTY AND UTAH COUNTY, STATE OF UTAH

I, the City Recorder of Draper City, certify that copies of this agenda were posted on the Draper City Electronic Bulletin Board, Draper City website www.draperutah.gov, the Utah Public Notice website at www.utah.gov/pmn, and sent by email to the *Salt Lake Tribune* and the *Deseret News.*

Date Posted: July 22, 2022

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

CITY OF DRAPER CORPORATE Seal 1978 State of Utah

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

MEMO

To: Planning Commission
From:
CC:
Date: July 28, 2022
Re:

ATTACHMENTS:

Description	Upload Date	Type
PC Minutes 062822	7/22/2022	Cover Memo

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURDAY, APRIL 28, 2022 IN THE DRAPER CITY COUNCIL CHAMBERS

PARTICIPATING:	Chairperson Andrew Adams, Vice Chairperson Craig Hawker, Commissioners Lisa Fowler and Mary Squire, and Alternate Commissioners DeLaina Tonks and Susan Nixon
ABSENT:	Commissioners Gary Ogden and Alternate Commissioner Tab Bingham
STAFF PRESENT:	Amie Salazar, Fred Aegerter, Mike Barker, Spencer DuShane, Brien Maxfield, Jennifer Jastremsky, Maryann Pickering, and Todd Draper

6:30 PM Business Meeting:

1. Action Item: Willow Creek Industrial Properties Lot 2 Amended Site Plan Approval Extension (Administrative Action)

On the request of Bruce Kenner, representing Willow Creek Industrial Properties #1 LLC and Willow Creek Industrial Properties #3 LLC for an extension to the Amended Site Plan approval for Willow Creek Industrial Properties Lot 2 Amended Site Plan located at approximately 432 E. 12300 S., known as application SPR-1026-2020, Staff contact: Todd Draper, 801.576-6335, todd.draper@draperutah.gov.

Todd Draper, City Planner, presented the extension request for an amended site plan that was approved on May 13, 2021. He indicated the land use designation was Business and was zoned CBP. He provided a site plan for the unbuilt structure and the landscaping as well as a basic floor plan and rendering of the building including a color palette. He noted that the applicant was requesting an extension of the original approval to November 11, 2022.

Bruce Kenner, Applicant, pointed out that the application was for the last building of a three-building complex. It was noted that two of the buildings had already been completed and that the architecture of the last one would match the other two.

Commissioner Lisa Fowler indicated she was comfortable with the extension.

Motion: Commissioner Lisa Fowler motioned to approve the Site Plan Extension as requested by Bruce Kenner representing, Willow Creek Industrial Properties #1 LLC and Willow Creek Industrial Properties #3 LLC, for the Willow Creek Industrial Properties Lot 2 Amended Site Plan. Application SPR-1026-2020 based on the findings listed in the memo dated April 28, 2022.

Second: Commissioner Mary Squire

Draft

Vote: A roll call was taken with the Commissioners voting 5-0 in favor of the motion. Commissioners Hawker, Fowler, Squire, Nixon, and Tonks voted, "Aye".

2. Public Hearing: Springer/Rivermark Plat Amendment (Administrative Action)

On the request of Ty Ricks, representing Noah and April Springer, a request to relocate the 20-foot-wide private storm drain easement from the west property line to the east property line for the Lot 7 of the Rivermark Plat located at 1123 E. Carraway Lane. Application: SUBD-070-2022. Staff contact: Maryann Pickering, 801.576.6391, maryann.pickering@draperutah.gov.

Maryann Pickering, City Planner, provided background on the property noting that it bordered by Draper Elementary and was part of the Rivermark Plat recorded in 2018. She noted that the land use designation was Residential Low/Medium Density, and the zoning was RA2. She noted that when the plat was originally approved it included a 20-foot storm drainage easement which they are proposing to move to the east side of the lot.

Chairperson Andrew Adams asked if staff had issues with the proposed location of the easement.

Ms. Pickering indicated that it was an access easement to get to the storm drains in the backyard. Brien Maxfield, City Engineer, clarified that it did not matter what side of the lot the easement was on.

Ty Ricks, Applicant, commented that he believed moving the access would make it easier to access the physical storm drain.

Chairperson Andrew Adams opened the meeting up for public comments on the item. No comments were offered, and the public hearing was closed.

Motion: Commissioner Susan Nixon motioned to approve the Plat Amendment as requested by Ty Ricks, representing Noah and April Springer, for the Springer Plat Amendment, Application SUBD-070-2022, based on the findings and subject to the conditions listed in the staff report dated April 19, 2022.

Second: Commissioner Lisa Fowler

Vote: A roll call was taken with the Commissioners voting 5-0 in favor of the motion. Commissioners Hawker, Fowler, Squire, Nixon, and Tonks voted, "Aye".

3. Public Hearing: Pelion Site Plan (Administrative Action)

On the request of Liza Hart, representing Gardner Company, for a Site Plan on 6.49 acres of property located at 14761 South Future Way. The Site Plan is for a new office building. Application SPR-65-2022. Staff contact: Jennifer Jastremsky, 801.576.6328, jennifer.jastremsky@draperutah.gov.

Draft

Jennifer Jastremsky, Planning Manager, provided an overview of the subject property noting that it was within the Commercial Special District land use designation and the Highline Commercial Special District zoning. She noted that there was a text amendment made to the zone last year that modified the uses to allow for office buildings.

Ms. Jastremsky indicated that the site plan before them was for a single office building. She noted that the plan included heavy landscaping around the building and within the parking lot areas. She pointed out there would be a retaining wall between the parking lot accessed off of Highland Drive and the parking lot accessed off Future Way. She shared that there was a plaza entrance to the building as well as a deck area. She indicated there was also structured parking underneath the building in addition to the surface stalls and noted that they met parking standards with 494 parking stalls.

Ms. Jastremsky provided elevation renderings and pointed out that plans were under the maximum building height. She shared that the proposed building materials complied with what was allowed in the code including architectural concrete, wood, and metal panels. She stated that structurally they planned to use cross laminated timber.

Commissioner Susan Nixon asked if a traffic study would be done.

Brien Maxfield, City Engineer, remarked that he believed the property was included with the Future Way traffic design and that the traffic for the site has already been analyzed. He clarified that he did not believe there were additional traffic study requirements for the site.

Ms. Jastremsky noted that they have requested an updated traffic study for this specific building and included it as a condition of approval.

Commissioner Craig Hawker inquired where people would park if it became a full office with commuting employees.

Ms. Jastremsky noted that the applicant could answer the question further but pointed out that the plans complied with city code.

Liza Hart, Applicant, commented that they were excited to have another building in Draper City and the first cross laminated timber (CLT) office building in the state of Utah.

Commissioner Craig Hawker asked what they would do if parking became an issue.

Ms. Hart replied that they could not lease space beyond what they could provide parking for on site. She noted that on other buildings where they have put denser parking the extra spaces have gone unutilized.

Chairperson Andrew Adams opened the meeting up for public comment. No comments were offered, and the public hearing was closed.

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Motion: Commissioner Mary Squire motioned to approve the Site Plan as requested by Liza Hart, representing Gardner Company, for the Pelion Site Plan, Application SPR-65-2022, based on the findings and subject to the conditions listed in the staff report dated April 19, 2022.

Second: Commissioner Craig Hawker

Vote: A roll call was taken with the Commissioners voting 5-0 in favor of the motion. Commissioners Hawker, Fowler, Squire, Nixon, and Tonks voted, "Aye".

4. Public Hearing: Rockwell Station Subdivision Plat Amendment and Site Plan (Administrative Action)

On the request of Kaia Ragnhildstveit and Adam Watts, representing Northstar Builders, Gary Sturdevant, Brad Stevens, and Lisa Stevens, a Subdivision Plat Amendment and Site Plan request, on approximately 1.23 acres, located at approximately 696 E. 12100 S and 698 E. 12100 S. Known as applications SPR-0194-2021 and SUBD-0198-2021. Staff contact: Todd A. Draper, 801.576.6335, todd.draper@draperutah.gov.

Mr. Draper noted that the application included a site plan, subdivision, and requests for deviations. He stated that the property was within the Neighborhood Commercial land use designation and CN zone.

Mr. Draper presented the site plan which included two commercial buildings one located on the north of the property and the other located on the south with shared parking between. He indicated that within the middle of the parking there was a seating/picnic area. He presented the landscape plan which included adequate screening of parking and equipment. He shared the elevation drawings which displayed the proposed modern style architecture for the north building, and a different, possibly neoclassical influenced architectural style on the south building. He explained that they would have share some of the same exterior materials on each building and pointed out an inaccuracy in the architects letter and drawings regarding primary and secondary materials calculations for metal and metal composite materials.

Mr. Draper reviewed the deviation to face the main façade and entry to the parking area rather than the public street.

Mr. Draper shared proposed fencing plans which were for an eight-foot fence along areas that bordered residential property, which allowed them to reduce the land buffer from 20 feet to 10 feet, and a six-foot fence along areas adjacent to commercial property. It was noted that all fences would be a stone masonry design created with precast cement.

Mr. Draper shared the proposed plat and explained that it would consolidate the existing parcels and reconfigure the properties which are portions of lots within the original Draperville Plat into two lots. He also presented a copy of the Draperville Plat and explained where the property was located within that plat.

Draft

Mr. Draper noted that suggested conditions of specific and general approval were found in the staff report for both the Site Plan and the Subdivision Plat.

Mr. Draper shared photos of the site and noted the grade change at 700 East.
Commissioner Lisa Fowler asked about the fencing and the landscape buffer reduction.

Mr. Draper explained that the 8 foot fencing would be adjacent to the residentially zoned area and that a 6 foot fence would be adjacent to the adjacent commercially zoned area.

Chairperson Andrew Adams invited the applicant to speak to the proposal.

Kaia Ragnhildstveit, Applicant, thanked staff for their work on the project. She explained that they are excited to get to work and have done other projects on 700 East.

Chairperson Andrew Adams asked for clarification if they were the developers on another Site to the South and if similar materials to the other building would be utilized.

The applicant answered in the affirmative.

Commissioner Lisa Fowler asked if the land would be made level to the street or if there would be a drop down from the street to the site.

Kaia Ragnhildstveit, Applicant, remarked that the site had a few challenges regarding grade. She noted that the retaining wall would mostly remain in the southeast corner. She pointed out that the change in grade from the street was one of the reasons they were requesting a variation to the front entrance location.

Chairperson Andrew Adams called for public comment. No comments were offered, and the public hearing was closed.

Commissioner Craig Hawker inquired if it was better for vehicles to enter and exit the site off 12100 South rather than 700 East.

Brien Maxfield, City Engineer, noted that 700 East belonged to the Utah Department of Transportation (UDOT), who did not want an access point at that location. He pointed out that the site did not meet the threshold to require a traffic study.

<u>Motion</u>: Commissioner Mary Squire motioned to approve the request for deviations from the design standards of section 9-22-050A as requested by Kaia Ragnhildstveit and Adam Watts, representing Northstar Builders, Gary Sturdevant, Brad Stevens, and Lisa Stevens for orienting the main façade and entry of both buildings toward the parking and away from the public street. Application SPR-0194-2021, based on the findings and subject to the conditions listed in the staff report dated April 19, 2022.

<u>Second</u>: Commissioner DeLaina Tonks

Vote: A roll call was taken with the Commissioners voting 5-0 in favor of the motion. Commissioners Hawker, Fowler, Squire, Nixon, and Tonks voted, "Aye".

Motion: Commissioner Lisa Fowler motioned to conditionally approve the Site Plan based on the findings and subject to the specific and general conditions listed within the staff report dated April 19, 2022, as requested by Kaia Ragnhildstveit and Adam Watts, representing Northstar Builders, Gary Sturdevant, Brad Stevens, and Lisa Stevens for the development of two commercial office buildings. Application SPR-0194-2021. The site plan approval shall become effective upon notice from the Zoning Administrator if the specific conditions of approval have been met. The Zoning Administrator shall have the authority to determine if the specific conditions of approval have been met and issue final notice of approval. If the conditions are not met site plan shall not be deemed approved and any changes to site plan must be brought back to the planning commission for additional review and approval.

Second: Commissioner Craig Hawker

Vote: A roll call was taken with the Commissioners voting 5-0 in favor of the motion. Commissioners Hawker, Fowler, Squire, Nixon, and Tonks voted, "Aye".

Motion: Commissioner DeLaina Tonks motioned to conditionally approve the Subdivision Plat Amendment based on the findings and subject to the specific and general conditions listed within the staff report dated April 19, 2022, as requested by Kaia Ragnhildstveit and Adam Watts, representing Northstar Builders, Gary Sturdevant, Brad Stevens, and Lisa Stevens for subdividing the property into two lots, Application SUBD-0198-2021. The Subdivision Plat Amendment approval shall become effective upon written notice from the Zoning Administrator that the specific conditions of approval have been met. The Zoning Administrator shall have the authority to determine if the specific conditions of approval have been met and issue final notice of approval. If the conditions are not met the subdivision plat amendment shall not be deemed approved and any changes to the subdivision plat amendment must be brought back to the planning commission for additional review and approval.

Second: Commissioner Susan Nixon

Vote: A roll call was taken with the Commissioners voting 5-0 in favor of the motion. Commissioners Hawker, Fowler, Squire, Nixon, and Tonks voted, "Aye".

5. Public Hearing: Summerhays Landscaping Office Plat Amendment (Administrative Action)

On the request of Ryan Summerhays, representing Summerhays Landscaping, for a Plat Amendment to 2.41 acres of property located at 134 East 12300 South. The application will divide Lot 206 of the Draper Crossing Subdivision into two lots. Application SUBD-12-2022. Staff contact: Jennifer Jastremsky, 801.576.6328, jennifer.jastremsky@draperuah.gov.

Draft

Ms. Jastremsky noted that the property had two buildings on it and was within the Commercial Special District land use designation and Draper Peaks Commercial Special District zone. She explained that the applicant was proposing to subdivide the property into two, to create a separate property for the office building and storage unit. She noted that the properties would still have shared parking and cross access.

Ms. Jastremsky noted that the applicant had an amended site plan in with the city and was being reviewed at staff level. She noted that the site plan included removal of the dumpster on the office/storage building and extending it to create more interior storage. She noted there would be five parking stalls on that property to service the building.

Commissioner Susan Nixon noted there were six construction vehicles and equipment in the parking lot when she had driven by it the previous night. She expressed concern for the property to be able to accommodate those types of vehicles.

Ms. Jastremsky noted that outdoor equipment storage would not be allowed on the property since it would require additional fencing and screening.

Chairperson Andrew Adams invited the applicant to speak.

Ryan Summerhays, Applicant, remarked that they had another parking location for the vehicles that Commissioner Nixon had seen. He noted that there was never any equipment of his there and if they had seen equipment but possibly the property owners. He stated that he can police his employees to make sure they are not parking there. He indicated that there was about 10 feet of shared parking on the north side of his building that was not visible in the site photos but provided additional parking.

Mr. Summerhays reiterated that they planned to add onto the building for additional storage and to put the dumpster in a more enclosed space.

Chairperson Andrew Adams opened the meeting up for public comments on the item. No comments were offered, and the public hearing was closed.

Commissioner DeLaina Tonks noted that if the properties to the north were ever sold there could be a conflict over parking.

Ms. Jastremsky remarked that it was designated shared parking so there should not be a conflict.

Motion: Commissioner Mary Squire motioned to approve the Plat Amendment as requested by Ryan Summerhays, representing Summerhays Landscaping, for Summerhays Landscaping Office Plat Amendment. Application SUBD-12-2022, based on the findings and subject to the conditions listed in the staff report dated April 19, 2022.

Second: Commissioner Susan Nixon

Draft

<u>Vote</u>: A roll call was taken with the Commissioners voting 5-0 in favor of the motion. Commissioners Hawker, Fowler, Squire, Nixon, and Tonks voted, "Aye".

6. Discussion Item: Home Occupation Code

A discussion on the current home occupation code DCMC Chapter 9-34.

Ms. Jastremsky announced that staff was looking to revamp the Home Occupation code to address concerns they have seen with types of uses and intensity. She requested feedback from the commission regarding issues they have seen while reviewing permits. She noted that after gathering information from the commission and council they would bring back a possible text amendment for formal review.

Ms. Jastremsky noted there was a wide range of conditional uses and noted that they might find that some could be permitted without a conditional use. She noted that elements such as customers, employees, inventory and storage, use of garages or detached structures, traffic, and business vehicles could affect the intensity of a business and help determine the need for a conditional permit.

Commissioner Craig Hawker stated that he would like to see letters from the HOA's that expressed approval of home occupation and businesses.

Ms. Jastremsky commented that approval from the HOA or management was required for home occupation applications for those that lived in areas with common area parking and needed parking for customers or business vehicles

Commissioner Craig Hawker remarked that he felt that some businesses, such as lessons or classes that included a lot of students all at one time, should not be done in a home. He stated that he was not sure that businesses with only one client on site at a time needed to come before the planning commission.

Chairperson Andrew Adams noted that traffic always seemed to be a big concern. He inquired what defined a cottage business.

Ms. Jastremsky indicated a cottage business was where someone made a product in their home.

Chairperson Andrew Adams stated that it seemed like cottage businesses could be a permitted use if there was not a product pickup at the home and was not using heavy duty equipment.

Ms. Jastremsky remarked that staff could propose cottage businesses to be a permitted use if they met certain parameters.

Chairperson Andrew Adams asked if hair cutting, and massage were included under the cottage business category.

Ms. Jastremsky reported that they were both personal care services.

Draft

Commissioner Mary Squire commented that number of customers a day mattered even if the business only took one client at a time. She clarified that four customers a day might not make a big difference in traffic but four clients per hour could.

Commissioner Craig Hawker stated that he felt like home occupation permits were for people running a business on the side for only a couple hours a day or week and not for people running full time businesses out of their homes.

Chairperson Andrew Adams noted that those things could be difficult to delineate.

Ms. Jastremsky indicated they could investigate putting a cap on how many clients a business could have a day or per hour. She noted that for daycare and pre-schools they limited how many students they can have per session or kids they could have per day. She pointed out that personal instruction services such as dance or piano classes did not currently have student limits in the code.

Chairperson Andrew Adams pointed out that they need to be careful about limiting businesses to where they are no longer profitable, but also not allow businesses to be a nuisance to the neighborhood.

Commissioner Mary Squire stated that she also wants to be sensitive to parents who want to run a business but still need to be at home with their children.

Chairperson Andrew Adams remarked that traffic might be the biggest concern. He commented that once a business starts to grow and become a nuisance to the neighborhood and one person's business is benefiting at the expense of a neighborhood then that businesses would need to move to a commercial location.

Commissioner Susan Nixon noted that it would be difficult to determine what was profitable since it could be subjective. She suggested they compare with other cities and see what they allow. She indicated that she did feel there should be a limit on clients for personal instruction services especially since daycare and pre-schools had limits already.

Chairperson Andrew Adams stated he would encourage members of the City Council to listen to this recording.

Ms. Jastremsky noted that she would also be gathering feedback from the City Council regarding home occupations. She explained that after that staff would draft changes to the home occupation code which would come back before the commission and council for approval.

Commissioner Mary Squire commented that many of the things that concerned her were addressed in the home occupation development standards.

Ms. Jastremsky pointed out that while those standards existed anyone could request a conditional use permit (CUP) to modify those standards with no limits. She noted that they could change the code to include some caps on what could be permitted.

Draft

Commissioner Craig Hawker suggested that they could investigate limiting employees to residents only.

Commissioner Susan Nixon remarked that she was not opposed to allowing one employee. It was noted that family members that lived within the home did not count as employees.

Chairperson Andrew Adams reiterated he was in favor to permitting cottage businesses and supported staff creating more limits to help restrict conditional use permits.

Chairperson Andrew Adams called for a three-minute break.

7. Training: Ethics

Chairperson Andrew Adams called the meeting back to order.

Spencer DuShane, City Attorney, announced that nothing had changed in state ethics laws or the city's ethics ordinance since last year's ethics training. He noted that there were parts of the ethics code that appeared more aspirational than as fast rules that could be enforced.

Mr. DuShane, pointed out that according to 19-1-030 parties are prohibited from canvassing city officers for certain benefits, like contracts or items coming before them.

Commissioner Craig Hawker inquired if that pertained to members of the planning commission as well.

Mr. DuShane, noted that it was a bit different since the commission usually only recommends things to council or applied code in an administrative capacity. He pointed out that council took more legislative action.

Commissioner Mary Squire pointed out that council could be lobbied but parties could not request preferential treatment.

Mr. DuShane, continued to review standards for fair and equal treatment noting that the commission could not discriminate on the basis of race, color, age, religion, sex, national origin, or other protected classes. He noted that they were not allowed to give special treatment for citizens beyond that which is available to every other citizen.

Mr. DuShane, explained that they wanted to avoid the impression of corruptibility and indicated that commissioner should not give citizens a reason to think they are improperly influenced. He suggested that if there was any doubt of their being influence that they should disclose it. He noted there was an annual conflict of interest disclosures that they should fill out but noted they did not need to wait for the annual form for them to disclose any additional information that comes up.

Draft

Chairperson Andrew Adams asked about the Planning Commissioners making statements in an effort to explain educating the public about decisions made and the process and if there was anything they could do better.

Mike Barker, City Attorney, stated that he felt the commissioners had done a good job sensing the need to educate the public about a decision and explaining the process.

Mr. DuShane agreed and stated that explaining the process helps to meet the standard and goal of being above corruption and fosters trust and also creates a stronger record.

Mr. DuShane, noted that in some situations there are no hard rules that require someone to recuse themselves from official decision, but he indicated that if it may look like they could have a conflict that it was often best to recuse themselves. He clarified that recusing themselves kept them on the right side of ethics laws and fulfilled the ideals of their ethics ordinance.

Mr. DuShane, announced that if they ever were unsure about ethical situations and are not able to ask the city attorney it is best to disclose and recuse themselves.

Chairperson Andrew Adams shared that one time his employer made a public comment and he felt compelled to disclose that information. He inquired what the right choice of action would be in that situation where they are not aware in advance that a conflict of interest may come up.

Mr. Barker noted that since it was public comment and as he was unsure, he made the right choice to be extra cautious and disclose the possible conflict even though it was only a public comment and Chairperson Adams had nothing to gain from it and was not a voting member for the item.

Ms. Jastremsky announced that the next meeting on May 12, 2022 was cancelled. She indicated that there would be more training at their second meeting in May.

8. Adjournment

<u>Motion</u>: Commissioner DaLaina Tonks motioned to adjourn the meeting.

The meeting was adjourned at 8:22pm.

Draft

MEMO

To: Planning Commission
From:
CC:
Date: July 28, 2022
Re:

ATTACHMENTS:

Description	Upload Date	Type
PC Minutes 062322	7/22/2022	Cover Memo

MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD ON THURDAY, JUNE 23, 2022 IN THE DRAPER CITY COUNCIL CHAMBERS

PRESENT:	Chairperson Andrew Adams, Vice Chairperson Craig Hawker Commissioners Gary Ogden, Mary Squire Alternate Commissioners Susan Nixon, Kendra Shirey and Tab Bingham
ABSENT:	Commissioners Lisa Fowler, Alternate Commissioner DeLaina Tonks
STAFF PRESENT:	Amie Salazar, Fred Aegerter, Mike Barker, Brien Maxfield, Spencer DuShane, Maryann Pickering, Todd Draper, and Jonathan Concidine

6:30 PM Business Meeting:

Chairperson Andrew Adams welcomed City Planner Jonathan Concidine and Alternate Commission Member Kendra Shirey as new participants in the meeting.

1. Public Hearing: Hohl Office Building Site Plan (Administrative Action)

On the request of Keith Hansen, representing Justin Hohl, a request approval of a site plan for the purpose of constructing a new office and retail building, with three deviations: 1) increased building height, 2) tree diamonds in parking lot area, and 3) reduction in landscaping and rooftop landscaping to meet minimum requirements in CC zoning district. The property is located at approximately 11488 South State Street. Application SPR-044-2021. Staff contact: Maryann Pickering, 801.576.6391, maryann.pickering@draperutah.gov.

Maryann Pickering, City Planner, provided an overview of the request noting that the land use and zoning for the site was Community Commercial. She explained that the applicant was constructing a new commercial building in the zone and was requesting a height deviation. She noted that the original request was submitted in March 2021 which was before changes to the code were made. She shared plans for the building which include mainly office use with some retail, surface parking, loading docks for the retail use, and cross access with the property to the north.

Ms. Pickering reviewed the three deviation requests. She indicated the first deviation was for tree diamonds which were needed due to site constraints and truck access. She noted the site exceeded minimum parking by 9 stalls. She explained the second deviation was to allow for 4.4% of the required area to be installed as landscaping to be located in a roof top garden near the rear of the building. She shared that the landscaping deviation was also needed to accommodate truck access and maneuvering. She added that a height deviation was the third deviation requested. She indicated that the applicant met the minimum three criteria in ordinance for consideration and approval of the deviations including increased pedestrian and bike connectivity, different exterior materials than what is required, and an increase in primary materials on the elevations.

Ms. Pickering explained that due to the location of the loading dock the driveway had to be larger to allow trucks to easily enter the site. She noted that the applicant had worked with Utah Department of Transportation (UDOT) and any additional questions could be directed to Brien Maxfield.

Ms. Pickering presented the landscape plan which included the rooftop garden. She stated that the applicant indicated the roof top garden would be accessible to all who utilized the office and retail space.

Ms. Pickering provided elevation drawings and renderings of the building. She clarified that current regulations were for a 45-foot height limit and the applicant was proposing a building height ranging from 62 feet at its highest point due to elevation changes and 35 feet at the lowest part where the rooftop garden would be located.

Ms. Pickering indicated that the only public comment she received was a neighbor desiring to see the staff report.

Commissioner Craig Hawker asked if there was enough room for large 18-wheel trucks to turn in without having to stop and back in off of State Street.

Brien Maxfield, City Engineer, replied that the exhibit showed that there was turn around room at the back of the building which would allow trucks to pull in safely and back up to the loading docks without needing to block traffic.

Commissioner Susan Nixon asked what was usually done in the landscape wells.

Ms. Pickering clarified that trees were required in the parking lot but were usually done in a landscaping row rather than in tree diamonds.

Commissioner Susan Nixon asked if they could approve the site plan without one of the deviations.

Ms. Pickering replied that the applicant needed the three deviations in order to make the site work.

Keith Hansen, Applicant, stated that Trent Eyre with Lighting Design would be occupying the retail portion of the building. He noted that they have been working on the site plan for over a year to make everything work including truck maneuvering at the rear of the building.

Mr. Hansen explained that they have more parking than needed and less landscaping because even if they were to fill the extra nine spaces with landscape it would not meet the required 20%. He indicated that due to the medical office nature of the project also warranted extra parking which is why they decided to go with that option.

DRAFT

Mr. Hansen explained that if they did not use tree diamonds, they would have to use five feet of landscaping in between parking rows. He noted this would push the building to the west and would lose turn around space for trucks.

Mr. Hansen remarked that they were on a sloped site which created difficulties regarding the height of the building. He pointed out that the lot dropped down from where State Street sits which makes the building appear shorter than the actual height. He indicated that in order to make the building feasible as a medical office building, they needed an extra level which put them over the 45-foot height limit.

Mr. Hansen indicated they had plans to make the loading dock look nice and noted that all of their exterior materials were primary materials to add to the aesthetic of the building since it was to be used as medical offices and a show place for Lighting Design.

Chairperson Andrew Adams opened the meeting up for public comments on the agenda item. No comments were offered and the public hearing was closed.

Chairperson Andrew Adams asked what happens if the trees were removed from the tree diamons or there were no trees in the tree diamonds if they would be able to be replaced.

Ms. Pickering indicated that trees were required and replacement of the trees was enforceable but that code enforcement typically worked on a complaint basis. She stated that if someone were to complain we could enforce.

Commissioner Susan Nixon inquired if it would be better to simply eliminate the tree diamonds and possibly add some of that square footage to the landscape strips to the north and south.

Ms. Pickering indicated that she did not know the answer to that question but noted that code required trees in the parking area.

Commissioner Mary Squire asked what the height maximum was for the zone to the north of this property.

Ms. Pickering replied that it was 55 feet.

Motion: Commissioner Gary **Ogden motioned to approve the deviation for parking diamonds as requested by Keith Hansen of AE Urbia, representing Justin Hohl, Application SPR-044-2021, based on the findings and subject to the conditions listed in the staff report dated June 14, 2022.**

Second: Commissioner Mary Squire

Vote: A roll call was taken with the Commissioners voting 5-0 in favor of the motion. Commissioners Ogden, Squire, Hawker, Nixon, and Bingham voted, "Aye".

Motion: Commissioner Susan Nixon motioned to approve the deviation for landscaping modification as requested by Keith Hansen of AE Urbia, representing Justin Hohl, Application SPR-044-2021, based on the findings and subject to the conditions listed in the staff report dated June 14, 2022.

Second: Commissioner Tab Bingham

Vote: A roll call was taken with the Commissioners voting 5-0 in favor of the motion. Commissioners Ogden, Squire, Hawker, Nixon, and Bingham voted, "Aye".

Motion: Commissioner Tab Bingham motioned to approve the deviation request for increased height as requested by Keith Hansen of AE Urbia, representing Justin Hohl, Application SPR-044-2021, based on the findings and subject to the conditions listed in the staff report dated June 14, 2022.

Second: Commissioner Susan Nixon

Vote: A roll call was taken with the Commissioners voting 5-0 in favor of the motion. Commissioners Ogden, Squire, Hawker, Nixon, and Bingham voted, "Aye".

Motion: Commissioner Craig Hawker motioned to approve the site plan as requested by Keith Hansen of AE Urbia, representing Justin Hohl, Application SPR-044-2021, based on the findings and subject to the conditions listed in the staff report dated June 14, 2022.

Second: Commissioner Gary Ogden

Vote: A roll call was taken with the Commissioners voting 5-0 in favor of the motion. Commissioners Ogden, Squire, Hawker, Nixon, and Bingham voted, "Aye".

Commissioner Mary Squire was excused from the remainder of the meeting and Alternate Kendra Shirey filled in for the vacant position.

2. Public Hearing: Exeter (Summit Commerce Center) Amended Development Agreement (Legislative Action)

On the request of Mark McKee, representing Exeter Draper Land LLC and ARCO Design Build, a request to amend an existing Development Agreement to allow for a Fast-Food Restaurant as a Permitted Use within the Summit Commerce Center Development, on approximately 26.94 acres at approximately 13004 South Pony Express Road, known as Application #DA-120-2022. Staff contact: Todd Draper, 801.576.6335, todd.draper@draperutah.gov.

Todd Draper, City Planner, introduced the request for Summit Commerce Center noting that the land use designation for the site was Business and Light Manufacturing and zoning was M1. He presented the currently approved site plan and explained that the requested amendment to the Development Agreement was to permit fast-food restaurant use on the site.

Commissioner Susan Nixon inquired if they anticipated the use of a drive through for the fast-food restaurant.

Mr. Draper replied that the restaurant did not have to have a drive through and could function similar to a Subway located inside of a Wal-Mart. He stated that it was unlikely that an amended Site Plan application to add a drive though would come to them for this site. He noted that the building was a furniture store that had a restaurant chain of their own that they intended to put inside the store, or could lease the space to one which frequently followed them.

Chairperson Andrew Adams noted that the site plan had already been approved without a drive through.

Mark McKee, Applicant, clarified that the tenant was hoping to sell prepackaged food items to customers in the furniture store viewing their show rooms and purchasing furniture.

Chairperson Andrew Adams opened the meeting up for public comments on the item. No comments were offered and the public hearing was closed.

Motion: Commissioner Craig Hawker motioned to forward a positive recommendation to the City Council for the amended development agreement as requested by Mark McKee, representing Exeter Draper Land LLC and ARCO Design Build, Application #DA-120-2022, based on the findings and subject to the conditions listed in the staff report dated June 14, 2022.

Second: Commissioner Gary Ogden

Vote: A roll call was taken with the Commissioners voting 5-0 in favor of the motion. Commissioners Ogden, Hawker, Nixon, Bingham, and Shirey voted, "Aye".

3. Training: Land Use and Utah Land Use Development Management Act Changes

Spencer DuShane, Assistant City Attorney, provided an overview of legislative updates in the most recent general legislative session and what changes would mean for the Planning Commission. He explained that HB462 Public Transit Planning requires that they incorporate Station Area Plans (SAP's) in to the City's general plan. He stated that the plan needed to encompass ½ mile radius from every station and its objective was to promote housing availability, access to opportunities, environmental conditions, and transportation choices and connections. He pointed out that each SAP must include a station area vision, area map, 5-year implementation plan, and a statement addressing how the plan promotes the SAP objectives.

Mr. DuShane stated HB462 Moderate Income Implementation which requires the city submit a moderate-income housing report to the Housing and Community Development Division at Department of Workforce Services by October 1, 2022.

Chairperson Andrew Adams inquired what the moderate income level currently was.

Mr. DuShane replied that it was statutorily defined and is a percentage of the average income in the area. He indicated he was not aware what the exact numbers were. He noted that the dollar amount was subject to change as wages and average income in the area change. He indicated the city would also need to adopt the SAP's and also is not allowed to charge impact fees for Internal Accessory Dwelling Units (I-ADU).

Mr. DuShane reviewed SB110 Water Conservation Efforts which required the cities to include water use and preservation implementations in their general plan. He remarked that the Division of Water Resources had some funding available to help municipalities with implementing water preservation into their general plans.

Mr. DuShane indicated that HB 303 Local Land Use Amendment mainly dealt with noticing requirements. He indicated that the bill also required mail notice and public hearing for municipal disconnection, defined that land use regulation and use permit were not a land use decision, land use regulation text amendments require notice that lay people can understand, and legal non-conforming use needed to be proved by substantial evidence. He indicated that the Bill repealed a portion of last year's bill granting vested rights to then current land use regulations for 10 years after a subdivision plat is recorded. He stated that the bill required notices for changes to public improvements in subdivisions and would allow cities to adopt an ordinance to specify that combining lots would not require a plat amendment.

Commissioner Susan Nixon asked who the notices required for changes to public improvements in subdivisions were intended for.

Mr. DuShane stated he believed the notices were for adjoining property owners and affected entities, but he would have to check the text in the bill to verify that information.

Mr. DuShane reviewed HB282 Water Wise Landscaping and HB118 Wetland Amendments. He indicated that HB282 prohibited requiring lawn or turf in park strips in an area with a width less than 8 feet or from prohibiting a property owner from incorporating water wise landscaping.

Chairperson Andrew Adams asked if that would change anything for HOAs.

Mr. DuShane replied that it was his understanding that HOAs were under the same rule. He noted that they could still establish their own standards for water wise landscaping which could include acceptable materials among other things.

Mr. DuShane shared that HB118 indicated that any land use permit affecting designated wetlands needed to be submitted to the Utah Geologic Survey.

Commissioner Susan Nixon inquired what the average width for a parking strip was.

Brien Maxfield, City Engineer, commented that the current city standard was for a 10-foot parking strip on local streets and 4 to 6 feet wide on collector and arterial streets.

4. Training: Land Use Liability Training

Mike Barker, City Attorney, reviewed the principles of exactions which he noted were rooted in both the federal and state constitutions which indicated that private property cannot be taken for public use without just compensation. He noted that exaction concepts included dedications of private property to the public as a development approval condition as well as zoning regulation requirements that control development within a zone. He pointed out that zoning regulation requirements could include setbacks, height restrictions, density controls and more.

Mr. Barker reviewed case law concerning exactions including Nollan v. California Coastal Commission which established that there needed to be an essential link between what is being asked of the property owner and the impacts of the development. He indicated that Dolan v. City of Tigard established the "rough proportionality" test which requires each exaction to be roughly proportionate, both in nature and extent, to the impact of the proposed development. He noted that within Utah they had a series of exactions cases called the BAM Development cases around dedications for roads.

Mr. Barker explained that in light of these cases the state used 10-9a-508 to codify the Nollan and Dolan tests and provide rules around exactions. He stated that cities could only legally impose exactions if an essential link exists between a legitimate governmental interest and each exaction; and each exaction is roughly proportionate, both in nature and extent, to the impact of the proposed development. He also noted the City's recent text amendment regarding exactions.

Mr. Barker then reviewed some of the State Ombudsman's legal determinations and analysis of cases in Utah.

Todd Draper, City Planner, explained more about the exaction that Salt Lake County had required that led to BAM and that it involved additional dedication for a planned one-hundred and six foot (106') right of way and the request was for dedicating between thirty (30) and fifty (50) feet property width to the future planned roadway.

Mr. Barker noted that exactions required an individualized determination and they planned to do that on a more formal basis going forward.
Chairperson Andrew Adams thanked the attorneys for the presentation and noted that concluded the agenda items.

5. Adjournment

Motion: Commissioner Susan Nixon motioned to adjourn the meeting.

The meeting was adjourned at 7:39pm.

MEMO

To: Planning Commission
From: Todd A. Draper
CC:
Date: July 28, 2022
Re: Scalar New Office Building Site Plan Amendment and Conditional Use Permit Request

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Comments:

This application is a request for approval of a Site Plant Amendment and Conditional Use Permit for approximately 1.32 acres located on the south side of Pioneer Road, at approximately 874 E. Pioneer Road. The property is currently zoned TC. The applicant is requesting that a Site Plan Amendment be approved to allow for the development of the site with a new office building. As part of the Amended Site Plan the applicant is also requesting approval of a Conditional Use Permit to install fencing in excess of six feet (6'), up to a height of ten feet (10'), around a proposed basketball and sports court.

The findings are as follows:

Parking Stall Deviation
For Approval:

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

For Denial:

1. Adequate parking will not be provided.
2. The total number of spaces that would otherwise be required is not overly burdensome for the site specific factors of the application.
3. Trade-offs between businesses which are open when others are closed will overburden the parking provided.
4. There is not adequate availability of approved on street or shared parking for all associated uses.
5. Specific Conditions of the site or use do not preclude compliance with the parking requirements outlined in DCMC section 9-25-100, Table 9-25-.
6. Transportation alternatives, including proximity to transit stations will not provide adequate transportation alternatives to offset any reduction in parking
7. Any potential future expansion or addition to the development will be unable to provide adequate parking for that expansion or addition.

Parking Diamonds
For Approval:
1. The site requires a deviation from strict compliance to reduce parking.
2. The site would require a deviation from strict compliance to reduce parking in order to implement such landscaping.
3. Constraints of the site would necessitate the elimination of required parking spaces or reduction of site boundary landscaping buffers in order to facilitate such landscaping.

For Denial:
1. The site does not require a deviation from strict compliance to reduce parking.
2. The site would not require a deviation from strict compliance to reduce parking in order to implement such landscaping.
3. Site constraints would not necessitate the elimination of required parking spaces or reduction of site boundary landscaping buffers in order to facilitate such landscaping.

Roofline and Parapet Deviation
For Approval:

1. The deviation is consistent with the purpose and intent of the policies and development standards pertaining to the applicable zoning district or land use category.
2. The deviation is in the benefit of the health, safety and welfare of the city and the project.
3. The proposed development meets a minimum of 3 criteria from the list in DCMC Subsection 9-23-030(B).

For Denial:

1. The deviation is not consistent with the purpose and intent of the policies and development standards pertaining to the applicable zoning district or land use category.
2. The deviation is not in the benefit of the health, safety and welfare of the city and

the project.

Significant Horizontal Façade Variation Deviation
For Approval:

1. The deviation is consistent with the purpose and intent of the policies and development standards pertaining to the applicable zoning district or land use category.
2. The deviation is in the benefit of the health, safety and welfare of the city and the project.
3. The proposed development meets a minimum of 3 criteria from the list in DCMC Subsection 9-23-030(B).

For Denial:

1. The deviation is not consistent with the purpose and intent of the policies and development standards pertaining to the applicable zoning district or land use category.
2. The deviation is not in the benefit of the health, safety and welfare of the city and the project.

Conditional Use
For Approval:

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

For Denial:

1. Reasonable mitigation measures cannot be placed on the conditional use to alleviate anticipated detrimental effects.

Site Plan Amendment
For Approval:

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

For Denial:

1. The proposed plans do not conform to applicable standards set forth in DCMC

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

ATTACHMENTS:

Description	Upload Date	Type
P.C. Staff Report	7/22/2022	Cover Memo

Development Review Committee
1020 East Pioneer Road
Draper, UT 84020
July 12, 2022

To: Draper City Planning Commission
Business Date: July 28, 2022

From: Development Review Committee

Prepared By: Todd A. Draper, AICP, Planner III
Planning Division
Community Development Department
801-576-6335, todd.draper@draperutah.gov

Re: **Scalar New Office Building – Site Plan Amendment and Conditional Use Permit Requests**

Application Nos.:	SPR-51-2022 & USE-52-2022
Applicant:	Wes Baker and Tucker Anderson, representing Babcock Design and Green Shoots Holdings, LLC.
Project Location:	874 E. Pioneer Road
Current Zoning:	TC (Town Center) Zone
Acreage:	1.32 Acres (Approximately 57,499 ft^2)
Request:	Request for approval of a Site Plan Amendment in the TC zone regarding construction of a new office building, also inclusive of a request for a Conditional Use Permit to construct fencing around a basketball and sports court in excess of six feet (6') in height.

BACKGROUND AND SUMMARY

This application is a request for approval of a Site Plant Amendment and Conditional Use Permit for approximately 1.32 acres located on the south side of Pioneer Road, at approximately 874 E. Pioneer Road (Exhibit B & C). The property is currently zoned TC. The applicant is requesting that a Site Plan Amendment be approved to allow for the development of the site with a new office building. As part of the Amended Site Plan the applicant is also requesting approval of a Conditional Use Permit to install fencing in excess of six feet (6'), up to a height of ten feet (10'), around a proposed basketball and sports court.

The existing building was originally constructed as the offices of the South Valley Sewer District in 1986, before being sold to Green Shoot Holdings in 2016. The property consists of Lot 1 of the South Valley Sewer District Subdivision recorded August 11, 2015 (Exhibit L). A second parcel, a narrow inadvertent remainder parcel that was created when the South Valley Sewer District subdivision was recorded, located just south of the southern property line of lot 1 is also under the same ownership, but is not a part of this application. This narrow parcel equals 0.02 acres in size.

A previous Site Plan Amendment for the property proposing to renovate and expand the existing building on site was approved by the Planning Commission on July 22, 2021. Construction per those plans was not begun and this new proposal will replace the prior development plan.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use Designation	Town Center	Exhibit D
Current Zoning	TC	Exhibit E
Proposed Use	General Office	
Adjacent Zoning		Exhibit E
East	TC	
West	TC	
North	TC	
South	TC	

The Town Center land use designation is characterized as follows:

Town Center

LAND USE DESCRIPTION	
CHARACTERISTICS	• Requires a commitment to exceptional levels of quality and a specific plan of development that meets the City's approval • Advance the traditional town center character by supporting the preservation and adaptive re-use of existing structures, the preservation of existing natural features, new development that blends in with existing conditions, architectural standards befitting a town center destination, and site design standards that promote walkability and human scale • Reasonable scale, to encourage secondary forms of circulation • Not bisected by arterial streets • A well-conceived site, with access to and integration with mass transit facilities • Buildings designed per the standards of the City's design guidelines and Town Center ordinance • Amenities provided as per the quality design standards • Allowance of buildings with a maximum height of three (3) stories
LAND USE MIX	• Multifamily Residential • Office • Commercial • Institutional
DENSITY	• Density range: 6-25 units per acre
COMPATIBLE ZONING	• Town Center (TC)
LOCATION	• Adjacent to and near Draper Town Center light rail station, Draper City Hall, Draper City Park and Draper Historical Park

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the TC zone is to "*provide a method for implementing special provisions found within the general plan and the Draper City conservation area master plan regarding the establishment and promotion of a historic core area of the community characterized by stringent design standards for buildings, public spaces, site design and landscaping with a harmonious mix of commercial uses, limited high density residential uses and civic areas.*"

Site Plan Layout. The proposal includes removal of the existing building and construction of a new two story office building (Exhibit F). The lot is a corner lot and the new proposed building would be setback from the front property lines 10.7 feet on the north and between 14.3 feet on the east. The setbacks conform to the requirements of the TC zone. The ground floor will cover an area of approximately 10,335 ft^2 and the total building square footage of both floors will be approximately 20,598 ft^2. A rooftop terrace will occupy an area of approximately 3,660 ft^2 located on the southern portion of the roof. The parking lot is proposed to contain 72 parking spaces and will be located predominantly to the west of the building. An employee amenity area and basketball and sports court will be located in the southwest corner of the property. The applicant is requesting approval of

Conditional Use Permit to install ten feet (10') tall chain link fencing around the basketball and sports court. Additional screening of the basketball and sports court will be accomplished with installation of columnar trees per the landscape plan (Exhibit G).

Table 2 Site Plan Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Lot/Parcel Size	No requirement	1.32 Acres	
Street Frontage	No requirement	275.52 feet	
Setback-			
Front	0-15 feet A maximum of 40% of a building's fascia may be located more than 15-feet from the front property line	10.7 feet on the north and 14.3 feet on the east. Approximately 22% of the building's fascia of the north elevation and 17% of the east elevation is setback more than 15-feet from the front property line.	Meets requirements
Rear	none	48.8 feet on the south and 138.7 feet on the west	
Side	n/a	n/a	Corner Lot

Landscaping and Lot Coverage. The landscaping plan (Exhibit G) complies with the requirements of the TC zone and has approximately ten percent (10%) landscaping within the parking area as required by the TC zone and twenty-five percent (25%) overall landscape coverage of the site which exceeds the minimum required amount in the TC zone by ten percent (10%). Outdoor amenities are required and the proposed site plan (Exhibit F) provides for a rooftop terrace, 2nd floor rear balcony seating area, electrical vehicle charging stations, basketball and sports court, ground level patio seating area, and bike racks. There are four (4) Healthy mature trees that will be removed as part of the planned construction of the building and parking expansions. These trees will be replaced on the site by thirty-eight (38) additional trees in compliance with the requirements of the TC zone. A majority of these replacement trees will be Taylor Junipers placed near the baseline of the basketball and sports court to provide additional screening between the court and the adjacent residential property.

Table 3 Landscaping Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Lot Coverage	50% max.	18%	
Overall Landscaping Coverage	15%	25%	
Parking Lot Landscaping	10%	10%	
Perimeter Landscaping	10-feet	10-feet	Meets Requirements.
Buffer Landscaping	n/a	n/a	Landscape buffer not required for properties within the same zone.
Water Wise Landscaping	Landscaping is encouraged to be water efficient and of appropriate species	Limited turf-grass areas. Extensive use of rock mulch. Drip irrigation in all non-turf areas.	Water wise landscaping is encouraged but not required by ordinance.
Street Trees	From approved tree list	8-Tatarian Maple next to Pioneer Rd (Beneath Power Lines) 2-Golden Rain Trees along 900 East (complementing existing trees to remain).	Meets requirements
Amenities	May include seating areas, patios, decks, porches, benches, tables, pergolas, water features, and garden areas designed for active use. Bike rack	Exterior - Rooftop terrace, 2nd floor rear balcony seating area, electrical vehicle charging stations, basketball and sports court, ground level patio seating area, and bike racks.	Proposal exceeds minimum requirements

		Interior - bike storage area, exercise gym, and shower room.	

Parking. According to the Site Plan (Exhibit F) the parking lot will contain 72 parking spaces. Six (6) of these spaces, approximately eight percent (8%) of the total parking spaces, will be marked as compact. The required parking for a general office building is four (4) spaces per one-thousand square feet (1,000 ft^2) of gross floor area. The reported gross building floor area including the proposed expansion is 20,598 ft^2 which would require a parking stall count between 74 and 90 parking stalls per the natural adjustment range permitted in ordinance. The applicant is requesting two deviations in regards to the parking, the first is for a parking reduction to 72 stalls which is two (2) stalls less than the reductions allowed under the natural adjustment range. A parking study has been submitted as part of this requested deviation is attached in Exhibit J, and staff concurs with the methodology and findings found in that report that the 72 stalls provided are sufficient to meet the average parking demand for the building. The second deviation being requested is for the use of tree diamonds rather than installing parking row dividing landscaping between rows of adjacent parking.

Table 4 Parking Lot Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Parking Required (Min/Max)			
Use: General Office	74/90	72	Deviation requested
Pedestrian Connections	Required from entrances to street / right-of-way.	Front entry pedestrian connection to Pioneer Road. Secondary connection to 900 East.	Complies with ordinance.
Cross Walks	Different material from parking lot required	n/a	No cross walks within the parking areas
Access Point Width	26-feet minimum width	26 feet	Complies with requirements

Parking Modification. Chapter 25 of the DCMC makes provisions for the Planning Commission to authorize a deviation to the strict compliance with the terms of the Code regarding the calculation of the minimum number of required parking spaces and for the use of tree diamonds.

DCMC Section 9-25-090 states that the number of parking spaces may be modified to provide flexibility beyond the 10% +/- allowed in DCMC in order to adapt to specific circumstances, reduce potential environmental impacts, and conserve resources. The deviation to strict compliance is justified based upon a parking study submitted by the applicant (Exhibit J). In order to approve a deviation to strict compliance with the parking requirements of the DCMC, the Planning Commission must make findings based on the type of use under application. For the subject application, DCMC Subsection 9-25-090(C)(4)(a) states:

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

(1) Adequate parking will be provided;

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

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

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

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

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

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

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

The applicant has also made a deviation request to the Planning Commission for the use of tree diamonds (Exhibit L). For the subject application, DCMC Subsection 9-25-080(H)(2) states:

2. Parking Row Dividing Landscaping:

a. Rows of adjacent parking shall be separated by landscaping of at least five feet (5') in width or nine feet (9') in width if vehicles are allowed to overhang the landscaping. Where the planning commission finds that it is not feasible for rows of parking to be separated by landscaping, parking areas shall be designed to include tree diamonds. In order to determine this feasibility, the planning commission must find that:

(1) The site requires a deviation from strict compliance to reduce parking; or

(2) The site would requires a deviation from strict compliance to reduce parking in order to implement such landscaping; and

(3) Constraints of the site would necessitate the elimination of required parking spaces or reduction of site boundary landscaping buffers in order to facilitate such landscaping.

b. When tree diamonds are proposed, they shall be spaced no more than three (3) parking spaces apart and the area dedicated to the tree diamond shall be at least five by five feet (5 x 5') when square or at least five feet (5') in diameter when round or oval.

As the proposed Site Plan includes the deviation request to the parking count based upon the submitted parking study found in Exhibit J, the application meets the first criterion listed for consideration of the request to use tree diamonds. The third criterion is also required to be met for parking diamonds to be approved. That criterion requires an analysis regarding constraints of the site that would require the elimination of required parking spaces or site boundary landscaping buffers in order to facilitate installation of the parking row dividing landscaping. As no land use buffer is required between properties in the same zone, the Planning Commission would need to find that it is not feasible to separate rows of parking with landscaping at least a minimum of five-feet (5') in width without causing the elimination of required parking. The applicant's letter outlining the request (Exhibit L) cites the existence of public utility easements along the front property lines as constraining potential relocation of the building to the north and to the east some additional distance to accommodate the additional parking row dividing landscaping. Staff also notes that the calculated average parking demand per the submitted parking study is sixty-two (62) total parking stalls, which is ten (10) fewer stalls than are being proposed. As the proposal as presented contains thirteen (13) pairs of head to head parking stalls in adjacent rows, even if ten (10) of those pairs were simply eliminated by installing additional landscaping opposite on one of the stalls in the pair, there would still be at least three (3) pairs where head to head parking would still exist. While potential designs exist that would provide parking at or above the average demand rate calculated in the parking study and would not require the use of tree diamonds, they would also require further reduction to the parking count below the seventy-two (72) spaces proposed and the seventy-four (74) spaces required in ordinance. Staff is of the opinion that the third required criterion for approval by the Planning Commission has also been met. The five (5) proposed tree diamonds all measure five feet (5') by five feet (5') and comply with the minimum size requirements of the ordinance.

Architecture. The proposed elevations and floor plans (Exhibit H) show the required four-sided architecture of the building and internal layout of the spaces. The architecture was reviewed by the Draper City Historic Preservation Commission and they made a recommendation of approval to the Planning Commission (See Exhibit A). Table 5 below highlights architectural design requirements of ordinance and the corresponding design elements of the proposal. Where the design is deficient as to ordinance compliance, the applicant has submitted deviation requests to the Planning Commission from the building design requirements found in DCMC Section 9-22-040 as noted.

Table 5 Architectural Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Building Height			
Main Building	35-feet	34-feet, 4-inches	Meets requirements
Architectural Features	Up to an additional 14-feet per planning Commission Decision	7-feet from roof deck	Meets requirements to be approved as part of commercial site plan application.
Façade Variation			See Exhibit H
Vertical	Vertical separation between lower and upper stories is required No continuous rooflines in excess of 50-feet are permitted	Levels are separated by a Soldier Course Band on the facades and cornice feature at the level of the rooftop patio deck. Parapet wall on the east façade is longer than 50 feet.	Complies with vertical separation of stories. A Deviation request from DCMC 9-22-040(D) has been requested.
Horizontal	No more than fifty feet (50') in horizontal length without a visual break that creates the appearance of storefront bays. A significant horizontal variation of at least 5 feet in depth and 20 feet in length is required	Horizontal sections of the building exceed the 50’ threshold. Architectural patterns in the facade create the appearance of storefront bays. A significant horizontal variation at least 5 feet in depth and 20 feet in length has not been provided.	A Deviation request from DCMC 9-22-040(C)(2) has been requested.

Building Orientation	Must be oriented to the Street and have a functioning entry door oriented to the street and to parking area. Buildings on corner lots to have orientation toward each right-of-way and the appearance of building entry point on each façade.	Building is oriented to both streets at corner. Main entry on north, a building entry exists on all sides.	
Materials			See Exhibit H
Primary	Brick	Brick- Interstate Ash White	
Secondary	Stucco, stone, fiber/cement siding, wood, or similar material that is complementary in shade and hue to the Brick. Maximum of 2 accent colors.	Concrete: Architectural Pre-Cast Trim (White to complement brick) Metal: Trim/Screening/Canopies/Window Columns - Warm Black (SW-6990) & Black Anodized, or other Black to match.	Meets requirements
Percentage of Materials			See Exhibit H
All Sides	80% Primary	North Elevation: 88% East Elevation: 88% South Elevation: 94% West Elevation: 92%	Meets requirements
Fenestration	50% transparency with windows and doors of façade at ground level. Applies to	North Elevation: 54% East Elevation: 57% South Elevation: 52% West Elevation: 51%	Meets requirements

	façades facing a right-of-way, facing parking, or facing a pedestrian or vehicular pathway. No tinted or mirrored glass on the ground floor.		

Architectural Design Standards Modification. Chapter 22 of the DCMC allows the Planning Commission to authorize deviations to strict compliance with the terms of DCMC regarding development design standards. This application, being submitted prior to changes to DCMC Section 9-22-030 that were recently enacted, is subject to the previous regulations. Those regulations state that the Planning Commission may approve architectural plans associated with development applications that deviate from the requirements of the DCMC based on making certain required findings in whole. Per the regulations relevant to this application, the Planning Commission must find that, the deviation is consistent with the purpose and intent of the policies and development standards pertaining to the applicable zoning district or land use category, that the deviation is in the benefit of the health, safety and welfare of the city and the project, and that the application meets at least three of the following conditions:

1. The project contains amenities such as pedestrian and bike connectivity in excess of what is required in the development code and site plan review.
2. The overall percentage of dedicated public or private landscape and open space area exceeds the required amount by more than ten percent (10%).
3. The project is a transit oriented development (TOD) and provides connectivity to a transportation facility.
4. Traffic impacts on the neighborhood are lessened through programs, such as creative design, traffic calming measures, companywide carpool or transit pass programs.
5. The project is an accredited LEED development.
6. The variations are consistent with the purpose of this chapter and any applicable master plan or ordinance.
7. The project is required to create a consistent and compatible design in cases which involve redeveloped buildings, additions to existing buildings, minor structures added to a site, or new buildings within a previously approved phased project.

8. Additional landscape plant material is provided in an amount at least ten percent (10%) more than the minimum required, including additional planting beds, plants, trees or a combination thereof.
9. The building design is a specific architectural style, such as contemporary or modern, which utilizes facade materials differently then prescribed in subsection 9-22-040F of this chapter and is designed by a licensed architect.
10. The amount of primary materials used for a facade is at least ten percent (10%) greater than the minimum required amount.

The architect and applicants have submitted a deviation request letter per the regulations in DCMC Section 9-22-030 at the time the initial application was submitted (Exhibit L). In the letter from the architect they have provided their analysis of the minimum 3 criteria the project is required to meet for consideration of a deviation from the building design standards contained in DCMC Subsections 9-22-040(C)(2) and 9-22-040(D)(2) prior to amendment. Staff concurs with the assertions made in the request letter that the site complies with criteria numbers 1, 2, and 10 as listed above (note: the applicants letter identifies criterion 10 above as criterion 9). The Planning Commission may determine if criterion 6 is met in their opinion if necessary. The site has amenities in excess of ordinance requirements, has an overall landscaped area 10% over the minimum required, and utilizes brick on the south and west façades in an amount greater than ten percent 10%) over the minimum.

Lighting. The applicant has submitted lighting plans including the required photometric analyses as Exhibit I. These plans do not comply with ordinance requirements as currently submitted. Staff recommends that the Planning Commission require as a condition of approval that revised lighting plans that comply with ordinance be submitted to planning staff for review and that the plans must meet the outdoor lighting criteria of ordinance and be approved prior to approval of a land disturbance permit for the property.

Table 6 Lighting Design Requirements

Standard	DCMC Requirements	Proposal	Notes
# of Light Poles	5 - (1 per 10,000 ft² of gross area)	8	Does not comply with ordinance
Light Pole Height	20-feet maximum	16-feet	Complies with ordinance
Foot Candles			
Maximum Illumination	Office/Site - 3.0 Building Entrance – 4.0 Site Boundary - 0.2	Office/Site – 4.1 Building Entrance – 3.0 Site Boundary - 0.5	Does not comply with ordinance
Maximum Average Illumination	Office/Site - 2.0 Building Entrance – 2.5 Site Boundary – 0.1	Office/Site – 0.88 Building Entrance – 1.47	Does not comply with ordinance

		Site Boundary – not provided	
Maximum Illumination Ratio (Max:Ave)	Office/Site - 2.5:1 Building Entrance – 2:1	Office/Site – 4.65:1 Building Entrance – 1.7:1	Does not comply with ordinance

Fencing. The fencing details are part of the Landscape Plans (Exhibit G). The existing fence on the south side of the property is proposed to remain. A ten (10') tall chain link fence is proposed to be installed around a portion of the basketball and sports court. A Conditional Use Permit for the additional height of that fence is part of this overall development application proposal. See Table 7 below for additional details regarding the proposed fencing.

Table 7 Fencing Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Fencing Required	Fencing which separates properties shall be discouraged.	Fencing around basketball and sports court. Keep existing fencing on south.	
Height			
Front (Setback Range)	3-feet	Existing fence on south to remain	
Rear	6-feet	Existing fence on south to remain	
Basketball and sports Court	6-feet	6-10 feet	Conditional Use Permit requested.
Material		Property lines: Basketball and sports court: Chain Link	See Exhibit

Previous Conditions of Approval. The Planning Commission placed the following conditions of approval on the Amended Site Plan on July 22, 2021:

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 building be constructed in substantial compliance with the plans presented to

the Planning Commission.

4. That the number of on-site employees at the site be limited to no more than 65 in accordance with the parking study.

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

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

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

> *E. Approval Standards: The standards of this subsection shall apply to the issuance of a conditional use permit:*
>
> *1. A conditional use permit may be issued for a use to be located within a zone where the particular conditional use is allowed by the use regulations of the zone.*
>
> *2. Reasonable conditions may be imposed as necessary to substantially mitigate reasonably anticipated detrimental effects of the proposed use. These conditions may include conditions concerning use, construction, character, location, landscaping, screening, parking, hours of operation, and other matters relating to the purposes and objectives of this section. Such conditions shall be expressly set forth in the motion authorizing the conditional use permit.*
>
> *3. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.*
>
> *4. The following factors shall be reviewed and considered in determining whether a conditional use permit application should be approved, approved with*

conditions, or denied because reasonable conditions cannot be imposed to achieve compliance with applicable standards:

a. The harmony and compliance of the proposed use with the objectives and requirements of the city's general plan and this title;

b. The suitability of the specific property for the proposed use;

c. Whether the proposed use or facility may be injurious to potential or existing development in the vicinity;

d. The economic impact of the proposed facility or use on the surrounding area;

e. The aesthetic impact of the proposed facility or use on the surrounding area;

f. The safeguards proposed or provided to ensure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation;

g. The safeguards provided or proposed to prevent noxious or offensive emissions such as noise, glare, dust, pollutants and odor from the proposed facility or use; and

h. The impact of the proposed facility or use on the health, safety, and welfare of the city, the area, and persons owning or leasing property in the area.

5. The planning commission may request additional information as may be reasonably needed to determine whether the requirements of this subsection E can be met.

REVIEWS

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

Geotechnical and Geologic Hazards Review. Taylor Geo-Engineering, LLC and Simon Associates LLC., in working with the Draper City Building and Engineering Divisions, have completed their reviews of the geotechnical and geologic hazards report submitted as a part of the Site Plan Amendment and Conditional Use Permit. 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

Amendment and Conditional Use Permit submission. Comments from this division, if any, can be found in Exhibit A.

Legal Division Review. The Draper City Attorney has completed his review of the Site Plan Amendment and Conditional Use Permit submission. Comments from this division, if any, can be found in Exhibit A.

Historic Preservation Commission Review. The Draper City Historic Preservation Commission has completed their review of the Site Plan Amendment and Conditional Use Permit submission. Comments from this division, if any, can be found in Exhibit A.

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

STAFF RECOMMENDATION

Staff recommends that the Planning Commission review the requests, receive public comment, and make a decision based on the findings listed below and the criteria for approval, or denial, as listed within the staff report.

If the Planning Commission decides to approve the requests, 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 geologic hazard and geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
3. That the updated photometric and lighting plans be submitted for review and approval that that are in compliance with ordinance requirements and show accurate calculations, design and notations, and are stamped by the individual responsible for the drawings prior to issuance of a Land Disturbance Permit..
4. That sewer and water provider availability letters must be provided at the time of the application for the Land Disturbance Permit.
5. That a copy of the signed and recorded stormwater maintenance agreement must be provided prior to issuance of a Land Disturbance Permit.
6. That the building and site be constructed in substantial compliance with the plans presented to the Planning Commission.

Parking Stall Deviation

The findings for approval as are follows:

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

The findings for denial as are follows:

1. Adequate parking will not be provided.
2. The total number of spaces that would otherwise be required is not overly burdensome for the site specific factors of the application.
3. Trade-offs between businesses which are open when others are closed will overburden the parking provided.
4. There is not adequate availability of approved on street or shared parking for all associated uses.
5. Specific Conditions of the site or use do not preclude compliance with the parking requirements outlined in DCMC section 9-25-100, Table 9-25-.
6. Transportation alternatives, including proximity to transit stations will not provide adequate transportation alternatives to offset any reduction in parking
7. Any potential future expansion or addition to the development will be unable to provide adequate parking for that expansion or addition.

Parking Diamonds
The findings for approval as are follows:

1. The site requires a deviation from strict compliance to reduce parking.
2. The site would require a deviation from strict compliance to reduce parking in order to implement such landscaping.
3. Constraints of the site would necessitate the elimination of required parking spaces or reduction of site boundary landscaping buffers in order to facilitate such landscaping.

The findings for denial as are follows:

1. The site does not require a deviation from strict compliance to reduce parking.
2. The site would not require a deviation from strict compliance to reduce parking in order to implement such landscaping.
3. Site constraints would not necessitate the elimination of required parking spaces or reduction of site boundary landscaping buffers in order to facilitate such landscaping.

Roofline and Parapet Deviation
The findings for approval as are follows:

1. The deviation is consistent with the purpose and intent of the policies and development standards pertaining to the applicable zoning district or land use category.
2. The deviation is in the benefit of the health, safety and welfare of the city and the project.
3. The proposed development meets a minimum of 3 criteria from the list in DCMC Subsection 9-23-030(B).

The findings for denial as are follows:

1. The deviation is not consistent with the purpose and intent of the policies and development standards pertaining to the applicable zoning district or land use category.
2. The deviation is not in the benefit of the health, safety and welfare of the city and the project.

Significant Horizontal Façade Variation Deviation
The findings for approval as are follows:

1. The deviation is consistent with the purpose and intent of the policies and development standards pertaining to the applicable zoning district or land use category.
2. The deviation is in the benefit of the health, safety and welfare of the city and the project.
3. The proposed development meets a minimum of 3 criteria from the list in DCMC Subsection 9-23-030(B).

The findings for denial as are follows:

1. The deviation is not consistent with the purpose and intent of the policies and development standards pertaining to the applicable zoning district or land use category.
2. The deviation is not in the benefit of the health, safety and welfare of the city

and the project.

Conditional Use
The findings for approval as are follows:

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

The findings for denial as are follows:

1. Reasonable mitigation measures cannot be placed on the conditional use to alleviate anticipated detrimental effects.

Site Plan Amendment
The findings for approval of the site plan amendment are as follows:

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

The findings for denial of the site plan amendment as are follows:

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

MODEL MOTIONS

Parking Stall Deviation

Sample Motion for Approval – I move that we approve the Deviation request for the parking reduction, as requested by Wes Baker and Tucker Anderson, representing Babcock Design and Green Shoots Holdings, LLC for reducing the required parking from 74 to 72 stalls, application SPR-51-2022, based on the findings and subject to the conditions listed in the Staff Report dated July 12, 2022.

Sample Motion for Modified Approval– I move that we approve the Deviation request for the parking reduction, as requested by Wes Baker and Tucker Anderson, representing Babcock Design and Green Shoots Holdings, LLC for reducing the required parking from 74 to 72 stalls, application SPR-51-2022, based on the findings and subject to the conditions listed in the Staff Report dated July 12, 2022 and as modified by the findings and conditions below:

1. List any additional findings and conditions…

Sample Motion for Denial – I move that we deny the Deviation request for the parking reduction, as requested by Wes Baker and Tucker Anderson, representing Babcock Design and Green Shoots Holdings, LLC for reducing the required parking from 74 to 72 stalls, application SPR-51-2022, based on the findings and subject to the conditions listed in the Staff Report dated July 12, 2022.

Parking Diamonds

Sample Motion for Approval – I move that we approve the use of tree diamonds in the parking area, as requested by Wes Baker and Tucker Anderson, representing Babcock Design and Green Shoots Holdings, LLC, application SPR-51-2022, based on the findings and subject to the conditions listed in the Staff Report dated July 12, 2022.

Sample Motion for Modified Approval– I move that we approve the use of tree diamonds in the parking area, as requested by Wes Baker and Tucker Anderson, representing Babcock Design and S Green Shoots Holdings, LLC application SPR-51-2022, based on the findings and subject to the conditions listed in the Staff Report dated July 12, 2022 and as modified by the findings and conditions below:

1. List any additional findings and conditions…

Sample Motion for Denial – I move that we deny use of tree diamonds in the parking area, as requested by Wes Baker and Tucker Anderson, representing Babcock Design and Green Shoots Holdings, LLC application SPR-51-2022, based on the findings and subject to the conditions listed in the Staff Report dated July 12, 2022.

Roofline and Parapet Deviation

Sample Motion for Approval – I move that we approve the Deviation request from roofline and parapet variations, as requested by Wes Baker and Tucker Anderson, representing Babcock Design and Green Shoot Holdings LLC, for the Scalar New Office Building, application SPR-51-2022, based on the findings and subject to the conditions listed in the Staff Report dated July 12, 2021.

Sample Motion for Modified Approval– I move that we approve the Deviation request roofline and parapet variations, as requested by Wes Baker and Tucker Anderson, representing Babcock Design and Green Shoot Holdings LLC, for the Scalar New Office Building, application SPR-51-2022, based on the findings and subject to the conditions listed in the Staff Report dated July 12, 202, and as modified by the findings and conditions below:

1. List any additional findings and conditions…

Sample Motion for Denial – I move that we deny the Deviation request from roofline and parapet variations, as requested by Wes Baker and Tucker Anderson, representing Babcock Design and Green Shoot Holdings LLC, for the Scalar New Office Building, application SPR-51-2022, based on the findings and subject to the conditions listed in the Staff Report dated July 12, 2021.

Significant Horizontal Façade Variation Deviation

Sample Motion for Approval – I move that we approve the Deviation request from providing a significant horizontal façade variation, as requested by Wes Baker and Tucker Anderson, representing Babcock Design and Green Shoot Holdings LLC, for the Scalar New Office Building, application SPR-51-2022, based on the findings and subject to the conditions listed in the Staff Report dated July 12, 2021.

Sample Motion for Modified Approval– I move that we approve the Deviation request from providing a significant horizontal façade variation, as requested by Wes Baker and Tucker Anderson, representing Babcock Design and Green Shoot Holdings LLC, for the Scalar New Office Building, application SPR-51-2022, based on the findings and subject to the conditions listed in the Staff Report dated July 12, 202, and as modified by the findings and conditions below:

1. List any additional findings and conditions…

Sample Motion for Denial – I move that we deny the Deviation request from providing a significant horizontal façade variation, as requested by Wes Baker and Tucker Anderson, representing Babcock Design and Green Shoot Holdings LLC, for the Scalar New Office Building, application SPR-51-2022, based on the findings and subject to the conditions listed in the Staff Report dated July 12, 2021.

Conditional Use

Sample Motion for Approval – I move that we approve the Conditional Use Permit, as requested by Wes Baker and Tucker Anderson, representing Babcock Design and Green Shoots Holdings, LLC for installation of a ten foot chain link fence around the basketball and sports court, application USE-52-2022, based on the findings and subject to the conditions listed in the Staff Report dated July 12, 2022.

Sample Motion for Modified Approval– I move that we approve the Conditional Use Permit, as requested by Wes Baker and Tucker Anderson, representing Babcock Design and Green Shoots Holdings, LLC for installation of a ten foot chain link fence around the basketball and sports court, application USE-52-2022, based on the findings and subject to the conditions listed in the Staff Report dated July 12, 2022, and as modified by the findings and conditions below:

1. List any additional findings and conditions…

Sample Motion for Denial – I move that we deny the Conditional Use Permit, as requested by Wes Baker and Tucker Anderson, representing Babcock Design and Green Shoots Holdings, LLC for installation of a ten foot chain link fence around the basketball and sports court, application USE-52-2022, based on the findings and subject to the conditions listed in the Staff Report dated July 12, 2022.

Site Plan Amendment

Sample Motion for Conditional Approval - I move that we approve the Site Plan Amendment, as requested by Wes Baker and Tucker Anderson, representing Babcock Design and Green Shoots Holdings, LLC for construction of a new office building, application SPR-51-2022, based on the findings and subject to the conditions listed within the Staff Report dated July 12, 2022.

Sample Motion for Modified Conditional Approval – I move that we approve the Site Plan Amendment, as requested by Wes Baker and Tucker Anderson, representing Babcock Design and Green Shoots Holdings, LLC for construction of a new office building, application SPR-51-2022, based on the findings and subject to the conditions listed within the Staff Report dated July 12, 2022, and as modified by the findings and conditions below:

1. List any additional findings and specific conditions…
2. List any additional findings and general conditions…

Sample Motion for Denial – I move that we deny the Site Plan Amendment as requested by Wes Baker and Tucker Anderson, representing Babcock Design and Green Shoots Holdings,

LLC for construction of a new office building, application SPR-51-2022 based on the findings listed within the Staff Report dated July 12, 2022.

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

Brien Maxfield
Digitally signed by Brien Maxfield
DN: cn=Brien Maxfield, o=Draper City, ou=PW - Engineering, email=brien.maxfield@draperutah.gov, c=US
Date: 2022.07.21 10:33:03 -06'00'

Draper City Public Works Department

Jennifer Jastremsky
Digitally signed by Jennifer Jastremsky
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Date: 2022.07.20 19:54:53-06'00'

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: 2022.07.20 15:27:49-06'00'

Draper City Fire Department

Spencer DuShane
Digitally signed by Spencer DuShane
Date: 2022.07.22 12:59:53 -06'00'

Draper City Legal Counsel

Keith Collier
Digitally signed by Keith Collier
DN: C=US, E=keith.collier@draperutah.gov, O=Draper City, OU=Building Official, CN=Keith Collier
Date: 2022.07.21 06:01:42-06'00'

Draper City Building Division

EXHIBIT A
DEPARTMENT REVIEWS

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

Planning Division Review.

1. A specific condition of approval needs to be that updated photometric and lighting plans be submitted for review that show correct calculations, design and notations, and are stamped by the individual responsible for the drawings, that are in compliance with ordinance requirements.
2. No issues with the Conditional Use Permit for the basketball and sports court fencing.

Engineering and Public Works Divisions Review.

1. Resubmittal is required
   A. A Stormwater Maintenance Plan and Agreement are required. Submittal of the maintenance plan is required prior to site approval. Submittal of Maintenance agreement will be a condition of the Land Disturbance Permit.
   B. Provide Water and Sewer service letters per DCMC 9-5-090(D)(1)(d)(3)(E). Not addressed at third submittal. Approved with the condition that WaterPro and South Valley Sewer letters are received prior to issuing Land Disturbance Permit of Building Permit.
   C. A land disturbance permit is required prior to construction activities onsite. (Informational comment. No action required at this time).

Building Division Review.

1. No additional comments provided.

Geotechnical and Geologic Hazards Review.

1. Geotech Report was approved with the previous Site Plan Amendment.

Fire Division Review.

1. Fire Department access is required.
2. Fire Hydrants are required
3. All hydrants and a form of acceptable temporary Fire Department access to the

site shall be installed and approved by the Fire Department prior to the issuance of any building permits.

4. No combustible construction shall be allowed prior to hydrant installation and testing by water purveyor.
5. Fire Department Connection shall be on the street side for each building and shall be located and arranged sot that hose lines can be readily and conveniently attached to the inlets without interference.
6. Fire sprinklers are required.
7. Post indicator valve with tamper may be required.
8. Fire alarm required.
9. Compliance with International Fire Code Section 510 is required.
10. Knox boxes are required.
11. 2A-10BC Fire Extinguishers are required.
12. Visible Addressing is required.

Historic Preservation Commission Review.

1. Comments from commission members:
   It reminded them of the Draper Park School. They liked the design. They felt the use of building was good, and it looks nice, and will be an improvement over the current building when will it be built and completed. Don't change the windows, what is approval process, will there be water conservation in the landscaping, what do when building new building,

   Motion: Jordan – To Recommend Approval to the Planning Commission
   2nd: Katie
   Vote: 9-0

EXHIBIT B
VICINITY MAP

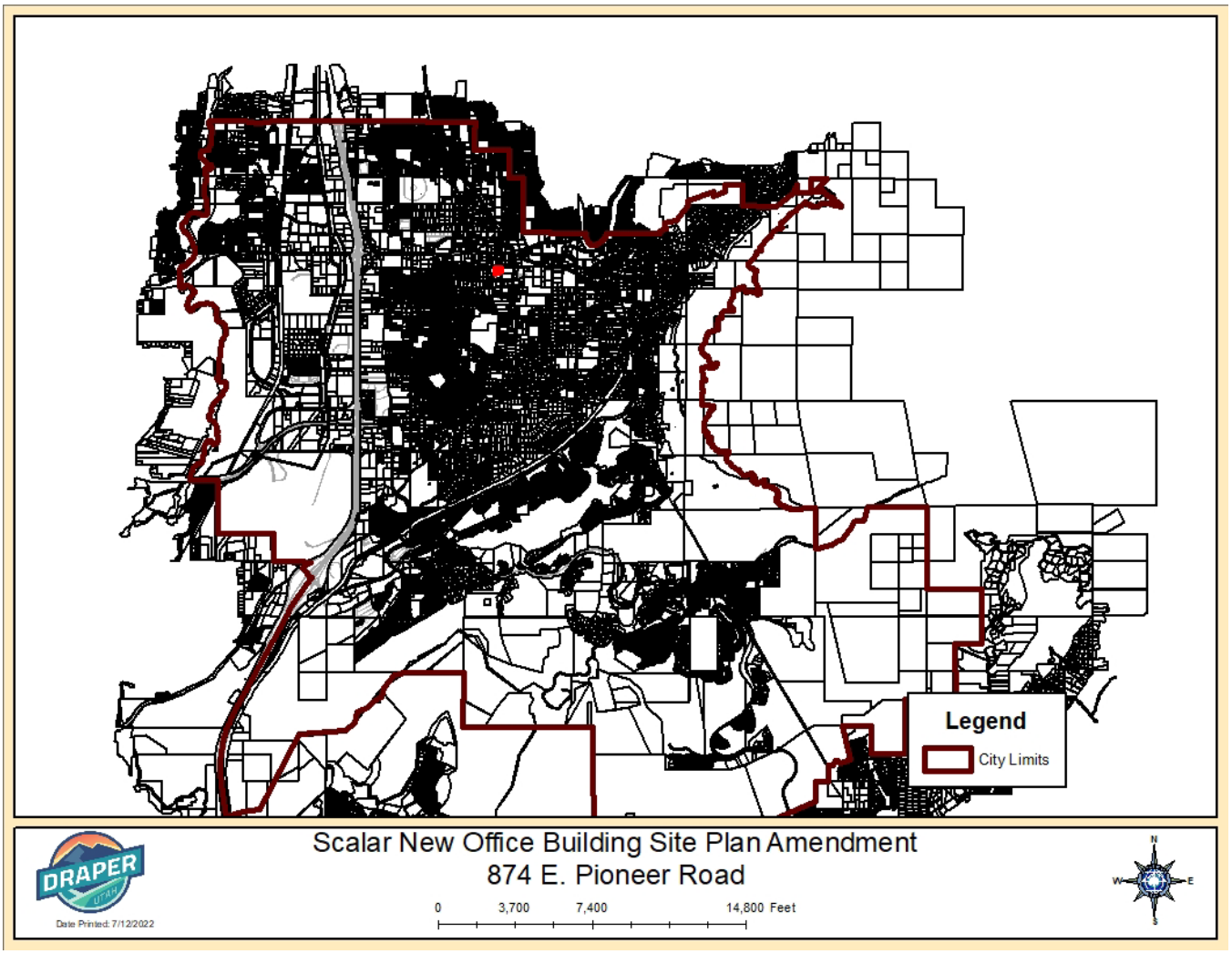

EXHIBIT C
AERIAL MAP

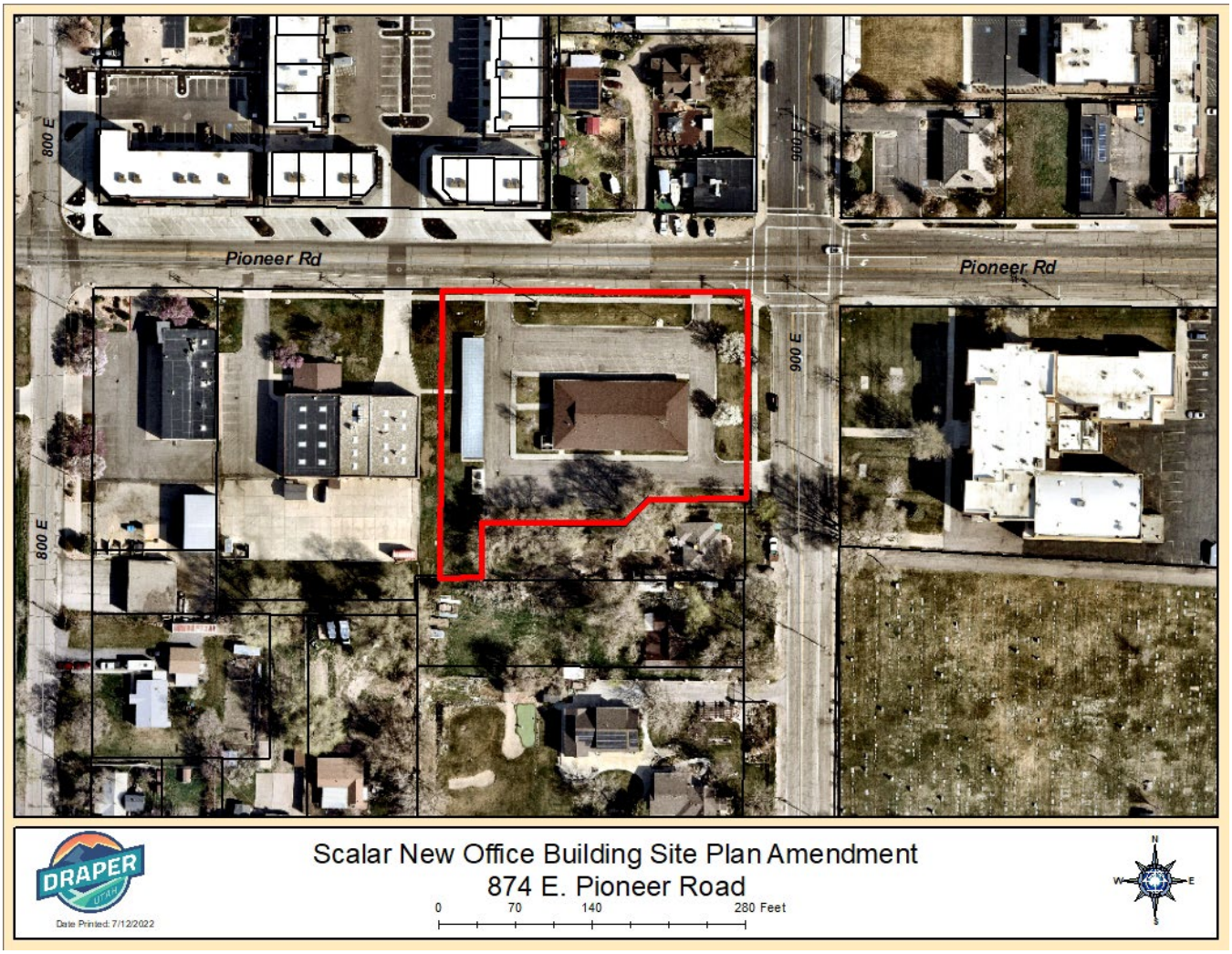

EXHIBIT D
LAND USE MAP

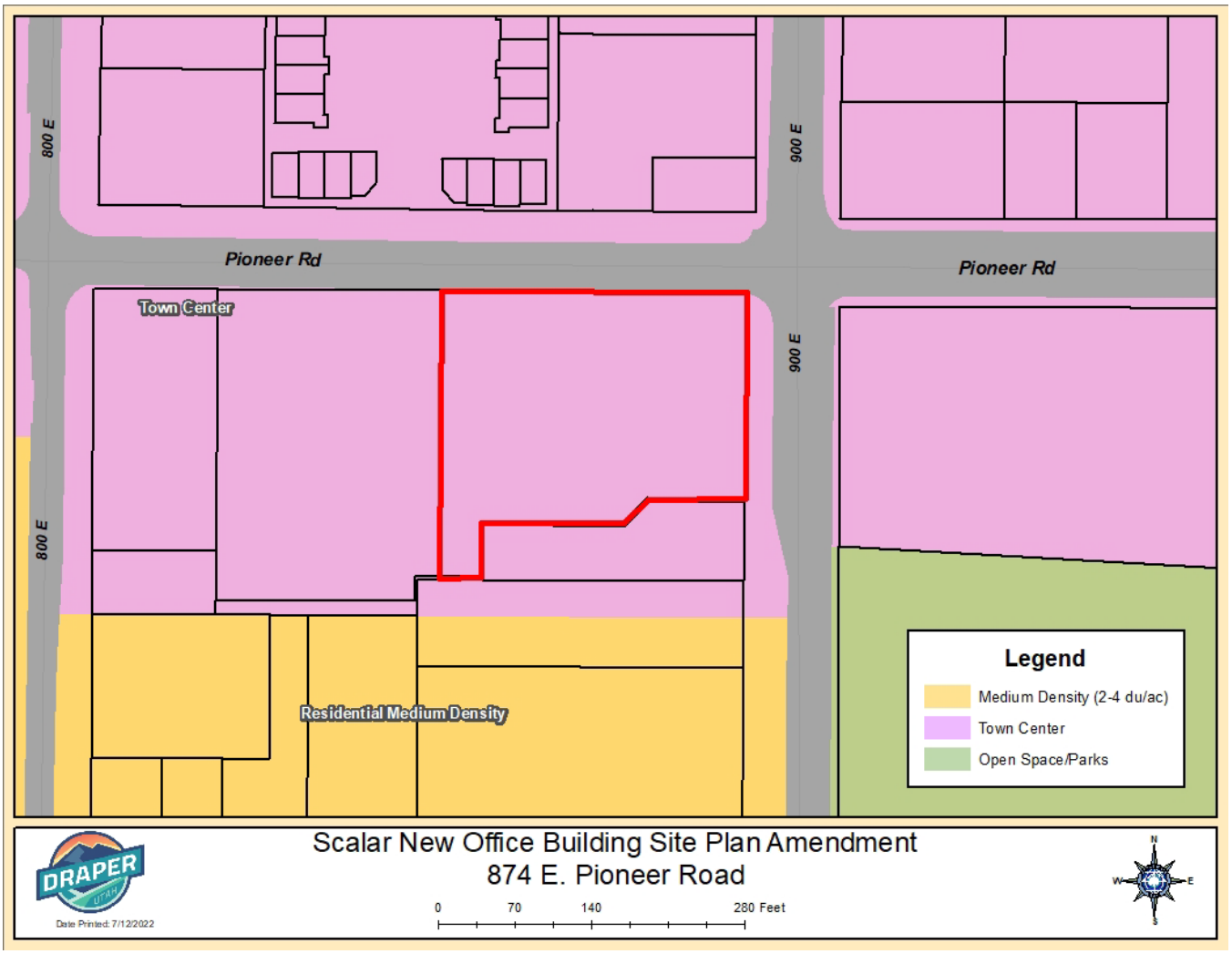

EXHIBIT E
ZONING MAP

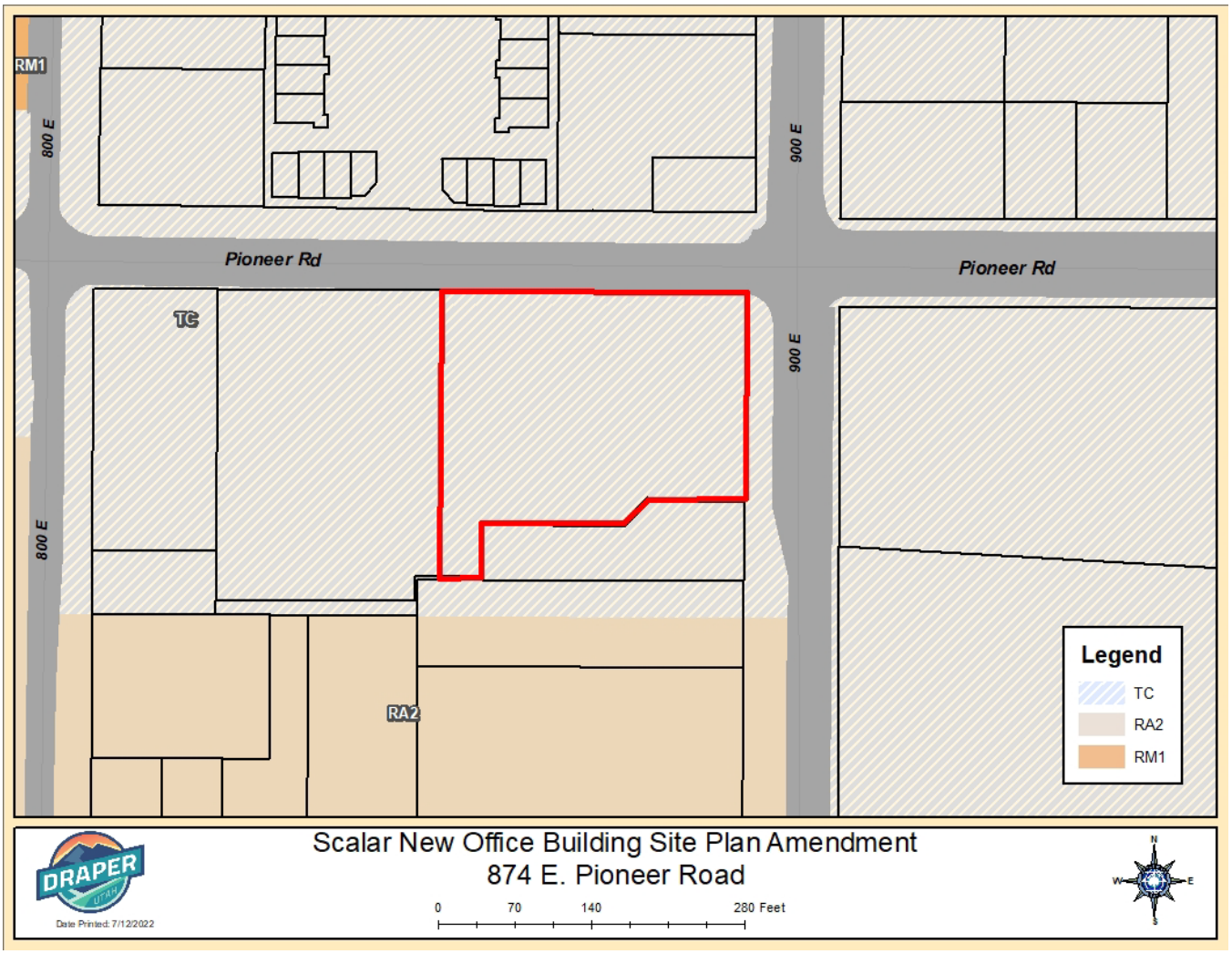

EXHIBIT F
SITE PLAN

PIONEER RD
(12400 SOUTH)

PROPOSED BUILDING
10,335 SF

OPERABLE WINDOWS

PIVOT DOORS

FDC (SEE ARCHITECTURAL PLANS)

SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION

COMPACT

N

0 10' 20'

① SHEET KEY NOTES:

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

1. PAINT STRIPING, TYP.
2. CONCRETE SIDEWALK/FLATWORK (6/C501 OR 11/C501)
3. STANDARD DUTY ASPHALT PAVEMENT (1/C501)
4. ADA PARKING SIGN (3/C502)
5. 24" SPILL CURB & GUTTER (8/C501)
6. TRASH ENCLOSURE WITH HEAVY DUTY CONCRETE (3/C501). SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS
7. 30" CURB AND GUTTER, MATCH EXISTING (10/C501)
8. 24" CATCH CURB & GUTTER (7/C501)
9. DRIVEWAY APPROACH (7/C502)
10. SPORTS COURT CONCRETE PAD (6/C501)
11. ELECTRIC VEHICLE CHARGING STATION
12. 6" TYPE P CURB (5/C501)
13. ADA RAMP (12/C501)
14. TRANSITION FROM SPILL TO CATCH CURB & GUTTER
15. TRANSFORMER PAD. SEE ELECTRICAL PLANS FOR TRANSFORMER INFORMATION.
16. HEAVY DUTY CONCRETE (3/C501)
17. HEAVY DUTY ASPHALT PAVEMENT (2/C501)
18. TRANSITION FROM HEAVY DUTY ASPHALT TO STANDARD DUTY ASPHALT
19. MONUMENT SIGN. SEE ARCHITECTURAL PLANS FOR DETAILS.
20. STRUCTURAL COLUMN. SEE STRUCTURAL PLANS FOR DETAILS.
21. THICKENED EDGE SIDEWALK (3/C505)
22. LIGHT POLE. SEE ELECTRICAL PLANS FOR DETAILS.
23. ELECTRICAL EQUIPMENT. SEE ELECTRICAL PLANS FOR DETAILS.
24. WHEEL STOP (4/C501)
25. SITE TRIANGLE
26. KNOX BOX. SEE ARCHITECTURAL PLANS.
27. AMENITIES CONCRETE PAD (6/C501)

GENERAL NOTES:

1. ALL RADIAL DIMENSIONS ARE MEASURED FROM THE BACK OF CURB.
2. CONSTRUCTION TYPE: V-B
   OCCUPANCY: BUSINESS
   FIRE FLOW: 4000 GPM
   1000 GPM (75% REDUCTION)

OPEN SPACE CALCULATIONS

TOTAL GROSS AREA:	57,727 sq. ft. (1.33 acres)
IMPERVIOUS SURFACES	33,126 sq. ft. (57%)
LANDSCAPE (PERVIOUS SURFACES)	14,266 sq. ft. (25%)
BUILDING FOOTPRINT	10,335 sq. ft. (18%)

PARKING LOT TOTALS:

PARKING LOT TOTAL AREA	29,720 sq. ft.
PARKING LOT LANDSCAPING	3,001 sq. ft. (10.1%)

PARKING CALCULATIONS

GENERAL OFFICE	4 SPACES/1,000 GSF
(20,605 GSF/1000) X 4	83 SPACES
10% REDUCTION	8 SPACES
MINIMUM REQUIRED	**75 SPACES**
PROVIDED	72 SPACES
COMPACT PARKING (ALLOWED)	7 SPACES
ACCESSIBLE VAN STALL	2 SPACES
COMPACT PARKING (SHOWN)	6 SPACES
STANDARD PARKING	62 SPACES
ACCESSIBLE STALL	2 SPACES

SEE PARKING STUDY PROVIDED BY CIVIL SOLUTIONS GROUP

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SCALAR

SCALAR NEW OFFICE EXPANSION

874 EAST PIONEER RD

DRAPER, UT

Revisions

Num.	Description	Date

Project Number	20077
Original Issue	30 MAR 2022
Project Status	Design Review Submission

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PROFESSIONAL ENGINEER
03.30.2022
No. 10293782-2202
WESTON MARTIN SOUTHWICK
STATE OF UTAH

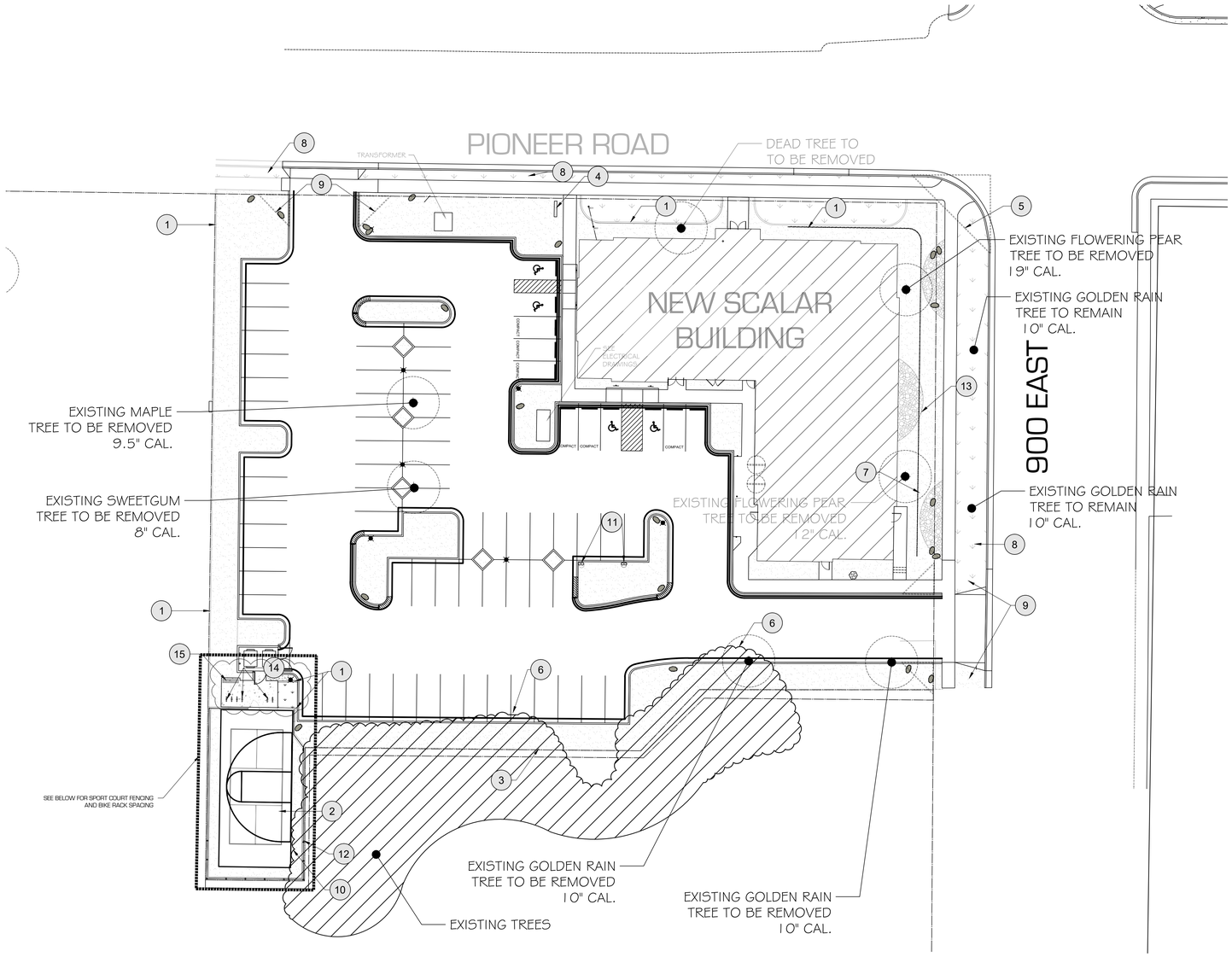
Sheet Title

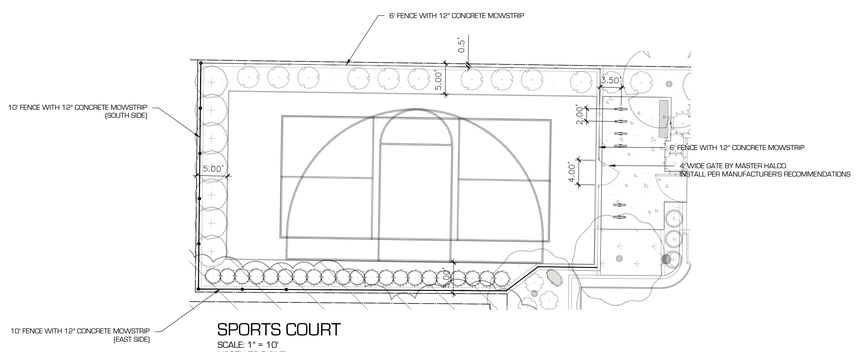
CIVIL SITE PLAN

Sheet Number

C102

EXHIBIT G
LANDSCAPE AND FENCING PLAN

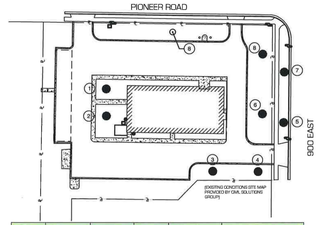




SPORTS COURT

SCALE: 1" = 10'
NORTH TO RIGHT

EXHIBIT 1



Tree Number on Plan	Tree Species	Common Name	Tree Caliper Size	Tree Condition	Tree Recommendations
1	Acer Platanoides	Norway Maple	9.5"	Some SW sunscald damage, but appears healthy	Tree would benefit from a micronutrient soil injection. Prune out deadwood.
2	Liquidambar Styraciflua	Sweetgum	8"	Tree is in good health.	Tree would benefit from a micronutrient soil injection. Prune out deadwood.
3	Koelreuteria Bipinnata	Chinese golden rain tree	10"	Tree is in good health.	Tree is spec'd for removal on plans
4	Koelreuteria Bipinnata	Chinese golden rain tree	10"	Tree is in good health.	Tree is spec'd for removal on plans
5	Koelreuteria Bipinnata	Chinese golden rain tree	10"	Tree is in good health.	Tree would benefit from a micronutrient soil injection. Prune out deadwood.
6	Pyrus Calleryana	Calery pear	12"	Tree is in good health.	Tree is spec'd for removal on plans
7	Koelreuteria Bipinnata	Chinese golden rain tree	10"	Tree is in good health.	Tree would benefit from a micronutrient soil injection. Prune out deadwood.
8	Pyrus Calleryana	Calley pear	11"	Tree is in good health.	Tree is spec'd for removal on plans
9	Acer Platanoides Fastigiata	columnar Norway Maple	3"	Tree is dead	Remove

A tree inventory was completed by myself for the Scalar Office Building on [date] 04-04-2021. This is in coordination with the Scalar Office Expansion Project and DCMC 9-11-090(3)(1)(g)(1). The table shows my findings and assessment.

Name: Eli Simmons

Signature:

Date: 4-10-2021

ISA License Number: UT-4368A

ARBORIST NOTES
SCALAR OFFICE EXPANSION
874 PIONEER RD
DRAPER UT.

NOTE: TREES 1, 2, 3, 4, & 6 WILL NEED TO BE REMOVED WITH THIS REVISED CONCEPT. SEE TABLE ON L201 FOR REPLACEMENT TREES. 68.5 TOTAL CALIPER INCHES REQUIRED FOR REPLACEMENT TREES.

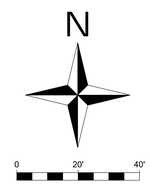
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	CONCRETE MOWSTRIP - 6"X6"
2	BASKETBALL/PICKLEBALL COURT - SEE DETAIL 6/L401 FOR DIMENSIONS AND NOTES
3	EXISTING FENCE
4	SIGN. SEE ARCHITECTURE PLAN.
5	SIGHT TRIANGLE - 30` X 30`
6	APROXIMATE TREE CANOPY OF TREES ON NEIGHBORING PROPERTY (CONTRACTOR TO FIELD VERIFY). RAISE TREE CANOPY TO 15` MIN (WHERE IT INTERFERES WITH NEW TREES) BY PRUNING (PER ISA RECOMMENDATIONS). ONLY REMOVE LIMBS WITHIN PROPERTY. GET APPROVAL FROM NEIGHBOR BEFORE RAISING CANOPY.
7	LOW POINT OF SWALE. SEE CIVIL GRADING PLAN.
8	REPAIR EXISTING SOD AS NEEDED WITHIN PARK STRIPS. COORDINATE WITH IRRIGATION PLAN.
9	SIGHT TRIANGLE - 12` X 12`. NO BOULDERS OR PLANTS SHALL EXCEED A HEIGHT OF 3` FROM TOP OF CURB WITHIN THIS AREA.
10	THE BASKETBALL COURT IS SET BACK 5` FROM THE NEIGHBORING PROPERTY. A PROPOSED EVERGREEN SCREEN IS TO BE PROVIDED. SEE PLANTING LEGEND. SEE PLANTING LEGEND ON L201
11	DUAL ELECTRIC VEHICLE CHARGING STATIONS
12	BLACK CHAINLINK MASTER HALCO FENCE WITH TOPBAR AND NO BARBED WIRE. SEE SPORTS COURT DRAWING BELOW FOR LOCATIONS AND HEIGHTS. SEE L403 FOR DETAILS.
13	NO LANDSCAPE EDGING. COBBLE SHALL BUTT UP TO CRUSHED STONE.
14	BICYCLE RACK. SURFACE MOUNT `EMERSON` BIKE RACK BY `LANDSCAPE FORMS` IN POWDER COATED BRONZE FINISH. SEE DETAIL 2/L404.
15	SURFACE MOUNT BACKLESS `MELLVILLE` BENCH FROM `LANDSCAPE FORMS` IN POWDER COATED BRONZE FINISH WITH WOOD TOP IN DOMESTICALLY SOURCED THERMALLY MODIFIED ASH FINISH. SEE DETAIL 1/L404.

SYMBOL	DESCRIPTION
	TURF GRASS: SOD (KENTUCKY BLUEGRASS) INSTALLED OVER 5" TOPSOIL LAYER.
	CRUSHED STONE, 1" ("CHAMPLIN" FROM BLACK BUTTE MINING OR APPROVED EQUAL) INSTALLED AT DEPTH OF 3". INSTALLED OVER DEWITT PRO 5 BARRIER FABRIC.
	COBBLE (50-50 MIX OF 2-4" AND 4-6" WASHED "WEBER RIVER ROCK" FROM STAKER PARSONS OR APPROVED EQUAL) INSTALLED 6`` DEEP OVER DEWITT - PRO WEED BARRIER FABRIC.

SHEET NOTES:

1. CONTRACTOR TO VERIFY QUANTITIES
2. SEE ARCHITECTURE PLANS FOR ROOFTOP PATIO
3. SEE L401-L402 FOR DETAILS
4. CONTRACTOR TO PROVIDE SAMPLES OF ROCK MULCH TO ARCHITECT AND OWNER.
5. ALL BICYCLE RACKS ARE INSIDE THE BUILDING.
6. INSTALL JUTE MESH OVER WEEDBARRIER FABRIC AND UNDER ROCK MULCH ON SLOPES GREATER THAN 3:1.



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Sheet Title

LANDSCAPE SITE PLAN

Sheet Number

L101

Date/Time: Plotted: 4/8/2022 8:59:15 AM by Eli Simmons
File: K:_Projects\2020\20-0215 Scalar Office Bldg\Drawings_AutoCAD_Landscape\Sheet Set_20-0215.dwg - Site Revisions
Original drawing is 30" x 42"

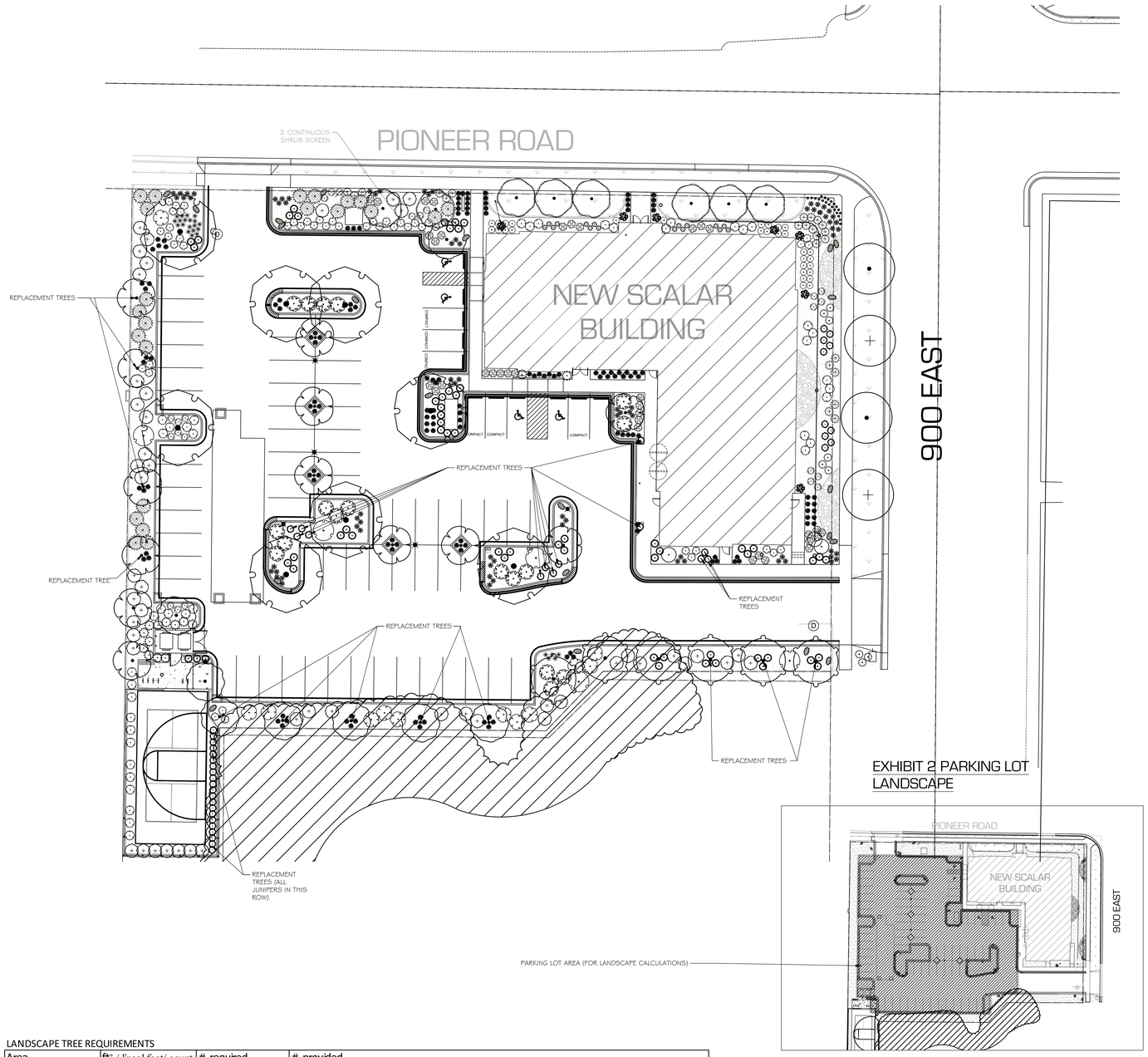

EXHIBIT 2 PARKING LOT LANDSCAPE

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CAL
	AC2	23	ACER PLATANOIDES `CRIMSON SENTRY` / CRIMSON SENTRY MAPLE	B&B	2"CAL
	AH	8	ACER TATARICA `HOT WINGS` / TATARIAN MAPLE	B&B	2"
	ET	2	EXISTING TREE	.	
	FT	10	FAGUS SYLVATICA `TRICOLOR` / TRICOLOR EUROPEAN BEECH	B&B	2"CAL
	GI	16	GLEDITSIA TRIACANTHOS `IMPERIAL` / IMPERIAL HONEYLOCUST	B&B	2"CAL
	JT	52	JUNIPERUS VIRGINIANA `TAYLOR` / TAYLOR JUNIPER	6` HT	1.25" CAL
	KP	2	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	B&B	2"CAL
	SR	8	SYRINGA RETICULATA `SYRINGA SILK` / JAPANESE TREE LILAC	B&B	2"CAL

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT
	CD2	59	CARYOPTERIS X CLANDONENSIS `DARK KNIGHT` / DARK KNIGHT BLUEBEARD	5 GAL	
	CI	78	CORNUS ALBA `IVORY HALO` TM / TATARIAN DOGWOOD	5 GAL	36" HGT
	CA	50	CORNUS SERICEA `ARCTIC FIRE` / ARCTIC FIRE DOGWOOD	5 GAL.	36" HGT
	EG	3	EUONYMUS FORTUNEI `EMERALD & GOLD` / EMERALD & GOLD WINTERCREEPER	5 GAL	
	HJ	63	HYDRANGEA PANICULATA `FIRE LIGHT TIDBIT` / LITTLE LIME PANICLE HYDRANGEA	5 GAL.	
	JB	14	JUNIPERUS SCOPULORUM `BLUE ARROW` / BLUE ARROW JUNIPER	...	6` HGT
	PN	37	PICEA ABIES `NIDIFORMIS` / BIRD`S NEST SPRUCE	5 GAL	36" HGT
	PG	3	PICEA PUNGENS `GLAUCA GLOBOSA` / COLORADO SPRUCE	5 GAL	
	PS	88	PINUS MUGO `SLOWMOUND` / MUGO PINE	5 GAL.	
	RG	34	PRUNUS BESSEYI `PAWNEE BUTTES` / PAWNEE BUTTES SANDCHERRY	5 GAL.	
	PC	10	PRUNUS X CISTENA / PURPLE LEAF SAND CHERRY	10 GAL	36" HGT
	SL	10	SAMBUCUS NIGRA `LACED UP` / COLUMNAR BLACK ELDERBERRY	5 GAL	36" HGT
	TD	16	TAXUS X MEDIA `DENSIFORMIS` / DENSE YEW	5 GAL	

PERENNIALS AND GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT
	BJ	24	BRUNNERA MACROPHYLLA `JACK FROST` TM / JACK FROST SIBERIAN BUGLOSS	1 GAL	
	CK	39	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	1 GAL	
	CH	21	CAREX HACHIJOENSIS `EVERGOLD` / EVERGOLD JAPANESE SEDGE	1 GAL	
	GS	143	GAURA LINDHEIMERI `SISKIYOU PINK` / SISKIYOU PINK GAURA	1 GAL	
	HO	248	HEMEROCALLIS X `STELLA DE ORO` / STELLA DE ORO DAYLILY	1 GAL	
	HF	39	HOSTA UNDULATA `FIRST FROST` / FIRST FROST HOSTA	1 GAL	
	IE	37	IRIS PALLIDA `AUREO VARIEGATA` / GOLDEN VARIEGATED SWEET IRIS	1 GAL	
	MM	23	MISCANTHUS SINENSIS `MORNING LIGHT` / MORNING LIGHT EULALIA GRASS	1 GAL	
	SS2	9	SPIRAEA JAPONICA 'LITTLE PRINCESS' / LITTLE PRINCESS JAPANESE SPIREA	1 GAL	

BOULDERS	QTY	TYPE AND SOURCE
	27	BOULDERS: 3'-4' MIN. DIAMETER "CHAMPLIN" FROM BLACK BUTTE MINING OR APPROVED EQUAL. BOULDERS ARE TO BE INSTALLED WITH 1/3 OF THE BOULDER BEING BELOW GRADE.

SHEET NOTES:
1. CONTRACTOR TO VERIFY QUANTITIES
2. SEE L401-L402 FOR DETAILS

LANDSCAPE TREE REQUIREMENTS

Area	ft² / lineal feet/ count	# required	# provided
Internal Parking area	3001.4 SQ. FT.	10	(see landscape island and tree diamond)
Landscape islands and tree diamonds	11 landscape Islands and 5 tree diamonds.	16 trees	16 Shade trees
Setback Areas	3347 ft²	8 trees	10 trees (junipers)
Collector Street (minus setback area)	140 lineal feet	3 shade trees 1 ornamental tree	4 shade trees 2 ornamental trees (Hot Wing maple is used as both an ornamental and shade tree due to overhead powerline)
Local Street (minus setback area)	49 lineal feet	0 shade trees	0 Shade Tree
Remaining Perimeter	600 lineal feet	6 shade trees	6 shade trees
Replacement trees	68.5 caliper inches removed	68.5 caliper inches to be replaced.	12 - 2" caliper trees from remaining perimeter tree plantings after required plantings are accounted for. 36 - 1.25" caliper trees from remaining perimeter tree plantings and additional parking plantings. Total of 69 caliper inches of replacement trees.

REPLACEMENT TREES					
EXISTING HEALTHY TREE TO BE REMOVED	Number on exhibit 1/L101	Caliper	Height	Total number of Trees	Total Caliper inches
Golden Raintree	3	10		1	10.0
Golden Raintree	4	10		1	10.0
Callery Pear	6	12		1	12.0
Callery Pear	8	19		1	19.0
Maple	1	10		1	9.5
Sweetgum	2	8		1	8.0
TOTAL CALIPER INCHES TO BE REPLACED		68.5			68.5
NEW REPLACEMENT TREES					
JAPANESE TREE LILAC	NA	2	6' min.	3	6.0
TAYLOR JUNIPER	NA	1.25	6' min.	36	45.0
TRICOLOR EUROPEAN BEECH	NA	2	6' min.	5	10.0
CRIMSON SENTRY MAPLE	NA	2	6' min.	4	8.0
TOTAL CALIPER REPLACEMENT INCHES					69.0

Note: All replacement trees (including evergreens) shall meet the min. caliper size shown in the table above.

N

0 20' 40'

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Revisions

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STATE OF UTAH
5.18.22
JACOB A. HENDRICKSON
10110345
REGISTERED LANDSCAPE ARCHITECT

Sheet Title

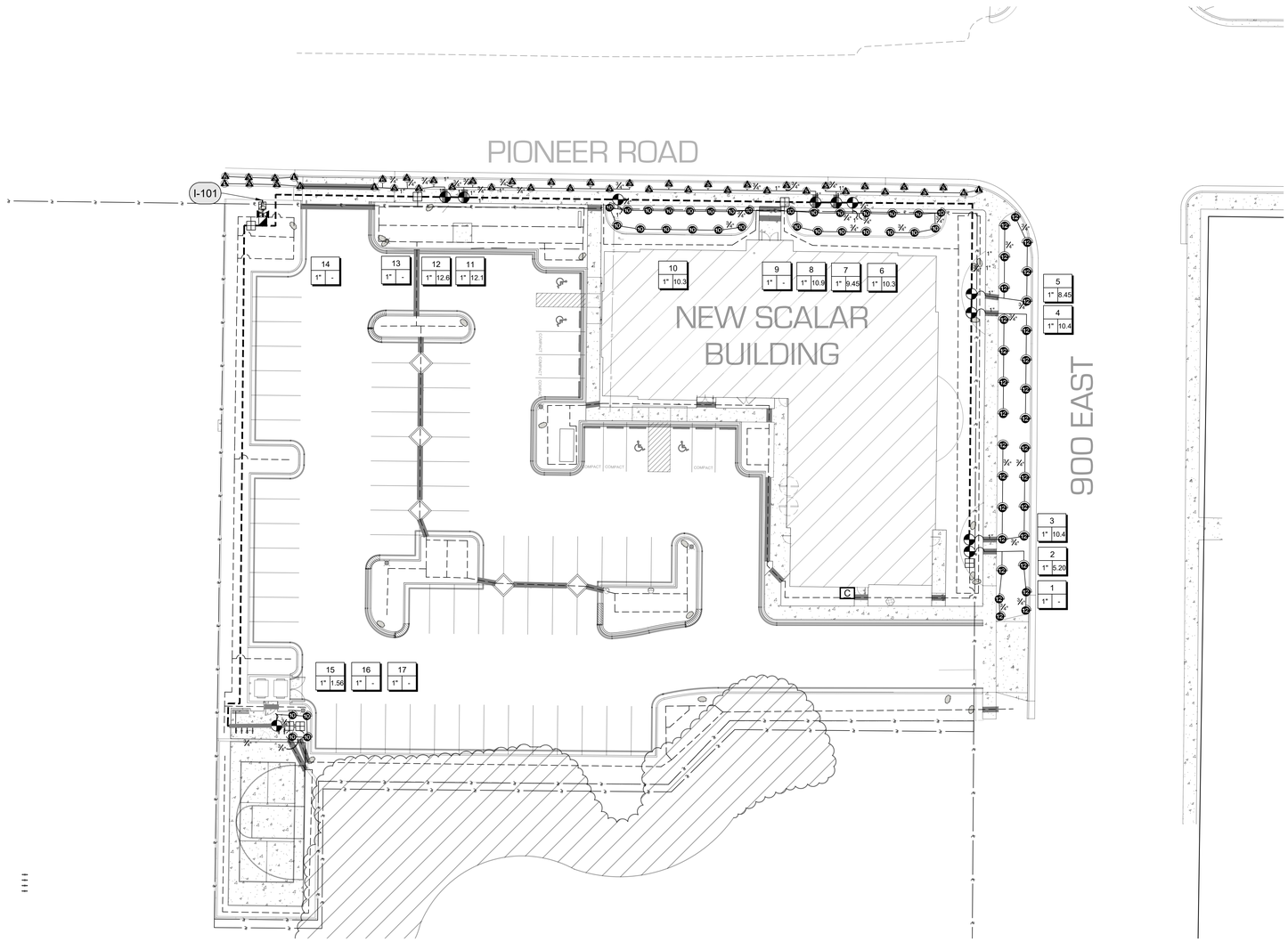
PLANTING PLAN

Sheet Number

L201

Original drawing is 30" x 42"

Current Work Sessions (20-215 Scalar Office Bldg)\Drawings\ AutoCAD\ Landscape\ Sheet Set\ (20-215 Ind - Site Revisions



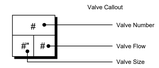
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
EST LCS RCS CST SST	RAIN BIRD RD-04-S-P30 15 STRIP SERIES TURF SPRAY, 4.0" POP-UP, WITH 30 PSI IN-STEM PRESSURE REGULATION, AND SEAL-A-MATIC CHECK VALVE. 1/2" NPT FEMALE THREADED INLET.	42	30
Q T H F	RAIN BIRD RD-04-S-P30 10 SERIES MPR TURF SPRAY, 4.0" POP-UP, WITH 30 PSI IN-STEM PRESSURE REGULATION, AND SEAL-A-MATIC CHECK VALVE. 1/2" NPT FEMALE THREADED INLET.	32	30
Q T H TQ F	RAIN BIRD RD-04-S-P30 12 SERIES MPR TURF SPRAY, 4.0" POP-UP, WITH 30 PSI IN-STEM PRESSURE REGULATION, AND SEAL-A-MATIC CHECK VALVE. 1/2" NPT FEMALE THREADED INLET.	29	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.	6

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PEB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	11
	RAIN BIRD 33-DRC 3/4" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, DOUBLE TRACK KEY LUG, AND 2-PIECE BODY.	1
	ISOLATION VALVE NIBCO DUCTILE IRON, RESILIENT WEDGE GATE VALVE WITH SQUARE OPERATING NUT (PRODUCT F-619-RW-SON). SIZE TO MATCH MAINLINE.	1
C	RAIN BIRD ESP4ME WITH (3) ESP-SM3 HYBRID MODULAR OUTDOOR CONTROLLER. INSTALL LNK WIFI MODULE. ADD MODULES AS NEEDED. COORDNATE ACTUAL LOCATION OF CONTROLLER WITH OWNER CONTRACTOR TO PROVIDE POWER TO CONTROLLER LOCATION	1
F	FILTER AMIAD 1" COMPACT FILTER, 200 MICRON SCREEN	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 SEE PLAN FOR PIPE SIZE	1,026 L.F.
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40, 1" DRIP IRRIGATION: DISTRIBUTION TUBING, TREE IRRIGATION AND EMITTERS NOT SHOWN ON PLAN FOR GRAPHIC CLARITY.	2,462 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40, 1"	961.9 L.F.

Valve Callout

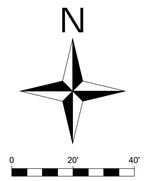


IRRIGATION NOTES:

1. CONTRACTOR TO VERIFY QUANTITIES.
2. SEE L401-L402 FOR DETAILS.

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
I-101	CONNECT TO EXISTING 1" NON-POTABLE WATER CONNECTION. INSTALL PER APPLICABLE CODES AND REGULATIONS. FIELD VERIFY SIZE AND LOCATION.		



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Project Status	DESIGN SUBMISSION REVIEW

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Sheet Title

IRRIGATION PLAN

Sheet Number

L301

Current: I:_2020_20215 Scalar Office Bldg\Drawn_Auto\CAD_Landscape_Sheet Set_20215.rvt - Site Revisions

Original drawing is 30" x 42"

LANDSCAPE NOTES & SPECIFICATIONS:

GENERAL NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO ANY SITE WORK. IRRIGATION AND LANDSCAPE WORK. CONTRACTOR SHALL REPORT ANY CONFLICTS TO THE OWNERS REPRESENTATIVE.
2. THE CONTRACTOR(S) AND SUBCONTRACTORS ARE 100% RESPONSIBLE FOR ANY DAMAGE OCCURRED BY CONTRACTOR/SUBCONTRACTORS TO BUILDINGS, VEHICLES, TREES, SIDEWALKS, CURBS, DRIVES, UTILITIES AND ALL PROPERTY OF THE OWNER. IF ANY DAMAGE OCCURS TO THE OWNER'S BUILDINGS, SITE, LANDSCAPE, AND PROPERTY THE CONTRACTOR MUST REPORT IT IMMEDIATELY AND WORK OUT A SOLUTION WITH OWNER'S REP.
3. TIME IS OF THE ESSENCE AND THE OWNER IS RELYING ON THE LANDSCAPING TO BE COMPLETED IN A PROFESSIONAL AND TIMELY MANNER TO PROMOTE BUSINESS.
4. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATION FROM THE PLANS OR SPECIFICATIONS MUST HAVE WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE.

PLANTING NOTES:

5. THE PLANTING PLAN IS DIAGRAMMATIC AND ALL PLANT LOCATIONS ARE APPROXIMATE. IF NECESSARY ADJUST PLANTING LOCATION TO ACCOMMODATE UTILITIES AND OTHER UN-FORESEEN OBSTACLES.
6. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED ON PLANT SCHEDULE.
7. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN QUANTITIES AND SYMBOLS SHOWN.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT, SOLAR NEEDS, WATER NEEDS, AND CULTURE ONLY AS APPROVED BY THE OWNERS REP.
9. PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS SHALL BE MOISTENED BEFORE PLANTINGS.
10. ALL GRASS SEED AREAS SHALL RECEIVE A MINIMUM OF SIX (6) INCHES OF IMPORTED TOPSOIL AND TEN (10) INCHES IN PLANTING BEDS. ALL TOPSOIL USED ON THIS PROJECT SHALL MEET THE FOLLOWING CRITERIA:
    - 10.1. pH: 5.5 - 8.0
    - 10.2. MINIMUM 1% PERCENT ORGANIC MATTER)
    - 10.3. TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION): SAND: <70%, CLAY: <30%
    - 10.4. SILT: = BALANCE
    - 10.5. STONE FRAGMENTS (GRAVELS OR ANY SOIL PARTICLE GREATER THAN 2 MM IN SIZE): <5% (BY VOLUME)
11. IN ADDITION, THE SOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM AND SHALL BE CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL BE FREE OF STONES, LUMPS, CLODS OF HARD EARTH, PLANTS OR THEIR ROOTS, STICKS AND OTHER EXTRANEOUS MATTER. THE SOIL SHALL CONTAIN NO NOXIOUS WEEDS NOR THEIR SEEDS. IT SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITION.
12. THE FOLLOWING PROCEDURES SHALL BE FOLLOWED IN PLACING ALL TOPSOIL.
    - 12.1. SUB-GRADE MATERIAL SHALL BE ROUGH GRADED TO PLUS OR MINUS 0.1 FEET OF A FINAL ROUGH GRADE WHICH WILL ALLOW THE CONTRACTOR TO ACHIEVE FINAL FINISH GRADE THROUGH THE INSTALLATION OF IMPORTED TOPSOIL.
    - 12.2. SCARIFY SURFACE OF SUB-GRADE TO A TWO (2) INCH DEPTH TO PROVIDE TRANSITION ZONE BETWEEN SUB-GRADE AND TOPSOIL. PLACE TOPSOIL ON SUB-GRADE AND FINE GRADE TO FINAL FINISH GRADE AND TOPSOIL DEPTHS AS INDICATED ON THE DRAWINGS AND IN THESE NOTES.
    - 12.3. FINISH GRADE TO BE 1" BELOW TOP OF CURB OR WALK FOR TURF AREAS, 2" FOR PLANTER BEDS.
    - 12.4. LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM 3% DRAINAGE AWAY FROM ALL BUILDINGS, STRUCTURES, AND WALLS. FINISHED GRADES SHALL BE SMOOTHED TO ELIMINATE STANDING WATER, UNLESS SPECIFIED ON GRADING PLAN (SEE CIVIL SET).
    - 12.5. ALL FINISHED GRADES SHALL BE APPROVED BY THE OWNER/OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION OF ANY PLANT MATERIALS.
13. CONTRACTOR SHALL HAVE THE OWNERS REP. APPROVE PLANT MATERIAL SIZE AND QUALITY PRIOR TO INSTALLATION. ANY PLANTS WHICH ARE NOT TRUE TO FORM, APPEAR STRESSED OR UNHEALTHY, INFESTED WITH PESTS, OR UNDERSIZED FOR THEIR CONTAINERS SHALL BE REJECTED.
14. PLANT MATERIAL SHALL NOT BE ROOT BOUND. THREE (3) GALLON PLANTS AND LARGER SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MINIMUM OF SIX (6) MONTHS UP TO A MAXIMUM OF TWO (2) YEARS. PLANTS SHALL EXHIBIT HEALTHY GROWTH AND BE FREE OF DISEASES AND PESTS. BARE ROOT MAY BE USED WHEN APPROVED BY OWNER'S REP.
15. PLANTS SHALL NOT BE PLACED WITHIN TWELVE (12) INCHES OF SPRINKLER HEADS.
16. PLANTING PROCEDURES FOR ALL PLANT MATERIALS, ESPECIALLY TREES, SHALL BE AS FOLLOWS:
    - 16.1. DIG PLANTING HOLE THREE (3) TIMES THE WIDTH OF THE ROOT BALL, AND SAME DEPTH AS THE ROOT BALL DEPTH. SIDES OF HOLE SHOULD BE ROUGHENED AND NOT SMOOTH OR SCULPTED.
    - 16.2. FOR CONTAINER PLANTS, REMOVE CONTAINER AND PLACE ROOT BALL IN CENTER OF HOLE, WITH ROOT BALL RESTING ON UNDISTURBED SOIL. ROOT CROWN OR COLLAR SHALL BE AT OR JUST ABOVE FINISHED GRADE.
    - 16.3. FOR BALLED AND BURLAP PLANTS, PLACE ROOT BALL IN CENTER OF HOLE AND RESTING ON UNDISTURBED GROUND. CUT AND REMOVE WIRE BASKET AND BURLAP OR OTHER WRAPPING MATERIAL FROM ROOT BALL THIS MAY BE DONE WITH ROOT BALL IN HOLE. BURLAP OR WIRE PIECES UNDERNEATH THE ROOT BALL MAY BE LEFT IF THEY CANNOT BE REMOVED. DO NOT FOLD BURLAP OVER, BUT CUT AWAY AS MUCH AS POSSIBLE WITHOUT DISTURBING ROOT BALL. BACKFILL BOTTOM THIRD (1/3) OF HOLE AS WIRE AND BURLAP ARE REMOVED.
    - 16.4. PLACE PLANT IN THE HOLE AND BACKFILL TO HALFWAY POINT AND PLACE AGRIFORM PLANTING TABLETS IN THE HOLE ABOUT 1-2 INCHES AWAY FROM THE ROOT TIPS. DO NOT PLACE TABLETS IN THE BOTTOM OF THE PLANTING HOLE. SEE DETAIL AND CHART FOR SUGGESTED APPLICATION RATES.
    - 16.5. FINISH FILLING THE HOLE AROUND THE PLANT TO GRADE LEVEL.
    - 16.6. THOROUGHLY WATER PLANT, THEN COMPLETE BACKFILLING THE HOLE. FORM A WATERING BASIN AROUND THE PLANT AND THOROUGHLY WATER AGAIN.
17. MONITOR ALL PLANTS TO INSURE THAT NO SETTLING OCCURS.
18. THE LANDSCAPE CONTRACTOR SHALL LEAVE SITE IN A CLEAN CONDITION, REMOVING ALL UNUSED MATERIAL, TRASH AND TOOLS.
19. AT SUBSTANTIAL COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH. SUBSTANTIAL COMPLETION SHALL BE DEFINED AS COMPLETION OF ALL WORK OUTLINED IN THE PLANS AND SPECIFICATIONS WITH THE EXCEPTION OF FINAL CLEAN UP AND DEMOBILIZATION. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS, NOTES, AND SPECIFICATIONS AND EXHIBIT PROFESSIONAL WORKMANSHIP. A MAINTENANCE PERIOD WILL BEGIN ON THE DATE OF ACCEPTANCE OF SUBSTANTIAL COMPLETION BY OWNER.
20. LANDSCAPE CONTRACTOR TO PROVIDE DETAILED AS BUILT DRAWINGS TO OWNERS REPRESENTATIVE UPON COMPLETION OF LANDSCAPE PLANTING. THE DRAWING TO SHOW LOCATION OF: BUILDING, HARDSCAPES, AND ALL PLANT MATERIAL (TREES, SHRUBS, GRASSES, PERENNIALS AND OTHERS). THE AS-BUILT DRAWINGS MUST USE THE BOTANIC NAMES OF SPECIES INSTALLED. THE CONTRACTOR MUST REVIEW THE AS-BUILT DRAWINGS WITH OWNERS REPRESENTATIVE PRIOR TO COMPLETION OF PROJECT.
21. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS UNTIL PROJECT COMPLETION AS DETERMINED BY THE OWNER'S REP. TURF SHALL BE CONSIDERED FULLY ESTABLISHED WHEN GRASS STANDS COME IN UNIFORM AND THICK, WITH NO BARE OR THIN SPOTS, AND ROOTS HAVE BEGUN TO SPREAD AND KNIT TOGETHER. NO WEEDS SHALL BE ALLOWED IN THE GRASS. THE MAINTENANCE WORK REQUIRED SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
    - 21.1. DAILY WATERING OF ALL PLANT MATERIAL.
    - 21.2. WEEDING AND REMOVAL OF ALL WEEDS FROM GROUND COVER AND PLANTING AREAS.
    - 21.3. REPLACEMENT OF ANY DEAD, DYING, OR DAMAGED TREES, SHRUBS OR GROUNDCOVER.
    - 21.4. FILLING AND REPLANTING OF ANY LOW AREAS WHICH MAY CAUSE STANDING WATER.
    - 21.5. ADJUSTING OF SPRINKLER HEAD HEIGHTS AND WATERING PATTERNS.
    - 21.6. FILLING AND RE-COMPACTION OF ERODED AREAS, ALONG WITH ANY REQUIRED RE-SEEDING AND/OR RE-PLANTING.
    - 21.7. GRASS SHALL BE MOWED WHEN BLADES REACH THREE (3) INCHES TALL. NO MORE THAN ONE THIRD (1/3) OF THE BLADE SHALL BE REMOVED PER CUTTING. CUTTING FREQUENCY SHALL BE ONCE EVERY FIVE (5) TO SEVEN (7) DAYS.
    - 21.8. WEEKLY REMOVAL OF ALL TRASH, LITTER, CLIPPINGS AND ALL FOREIGN DEBRIS.
22. CONTRACTOR TO FERTILIZE TREES, SHRUBS, PERENNIALS AND GRASSES WITH MILLERS A TO Z MIX ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
23. PLANT QUALITY AT OR BELOW THE SOIL LINE:
    - 23.1. A MINIMUM OF THREE STRUCTURAL ROOTS REASONABLY DISTRIBUTED AROUND THE TRUNK SHALL BE FOUND IN EACH PLANT. PLANTS WITH STRUCTURAL ROOTS ON ONLY ONE SIDE OF THE TRUNK (J ROOTS) SHALL BE REJECTED.
    - 23.2. THE ROOT CROWN MUST NOT BE MORE THAN TWO INCHES BELOW THE SOIL LINE. THE TOP TWO STRUCTURAL ROOTS SHALL BE NO MORE THAN TREE INCHES BELOW THE SOIL LINE WHEN MEASURED FOUR INCHES RADIAL TO THE TRUNK. THE TOP OF THE OTHER STRUCTURAL ROOT SHALL BE NO GREATER THAN FIVE INCHES BELOW THE SOIL LINE WHEN MEASURED FOUR INCHES RADIAL TO THE TRUNK. THE GROWER MAY REQUEST A MODIFICATION TO THIS REQUIREMENT FOR SPECIES WITH ROOTS THAT RAPIDLY DESCEND, PROVIDED THAT THE GROWER REMOVES ALL CIRCLING ROOTS ABOVE THE STRUCTURAL ROOTS ACROSS THE TOP OF THE STRUCTURAL ROOTS.
    - 23.3. THE ROOT SYSTEM SHALL BE REASONABLY FREE OF ROOT DEFECTS INCLUDING POTENTIALLY STEM-GIRDLING ROOTS ABOVE THE ROOT COLLAR AND MAIN STRUCTURAL ROOTS, VERTICAL ROOTS, AND/OR KINKED ROOTS FROM NURSERY PRODUCTION PRACTICES, INCLUDING ROOTS ON THE INTERIOR OF THE ROOT BALL.
        - 23.3.1. REASONABLE AND REASONABLY - WHEN USED IN THIS SPECIFICATION RELATIVE TO PLANT QUALITY - ARE INTENDED TO MEAN THAT THE CONDITIONS CITED WILL NOT AFFECT THE ESTABLISHMENT OR LONG-TERM STABILITY, HEALTH, OR GROWTH OF THE PLANT. THIS SPECIFICATION RECOGNIZES THAT IT IS NOT POSSIBLE TO PRODUCE PLANTS FREE OF ALL DEFECTS AND THAT SOME DECISIONS CANNOT BE TOTALLY BASED ON MEASURED FINDINGS, SO PROFESSIONAL JUDGEMENT IS REQUIRED. IN CASES OF DIFFERING OPINION, THE LANDSCAPE ARCHITECT SHALL DETERMINE WHEN CONDITIONS WITHIN THE PLANT ARE JUDGED AS REASONABLE.
        - 23.3.2. THE FINAL PLANT GROWER SHALL BE RESPONSIBLE FOR CERTIFYING THAT THE PLANTS HAVE BEEN ROOT PRUNED AT EACH STEP IN THE PLANT PRODUCTION PROCESS TO REMOVE STEM-GIRDLING ROOTS AND KINKED ROOTS, OR SHALL ENSURE THAT THE PREVIOUS LINER PRODUCTION SYSTEM USED OTHER PRACTICES THAT PRODUCE A ROOT SYSTEM THROUGHOUT THE ROOT BALL THAT MEETS THESE SPECIFICATIONS. REGARDLESS OF THE WORK OF PREVIOUS GROWERS, THE PLANTS ROOT SYSTEM SHALL BE MODIFIED AT THE FINAL PRODUCTIONS STAGE TO PRODUCE THE REQUIRED PLANT ROOT QUALITY. THE FINAL GROWER SHALL CERTIFY IN WRITING THAT ALL PLANTS ARE REASONABLY FREE OF ROOT DEFECTS AS DEFINED IN THIS SPECIFICATION AND THAT THE TREE HAS BEEN GROWN AND HARVESTED TO PRODUCE A PLANT THAT MEETS THESE SPECIFICATIONS.
    - 23.4. ALL PLANTS MAY BE INSPECTED AT THE SUPPLIERS NURSERY. THE LANDSCAPE ARCHITECT MAY MAKE INVASIVE INSPECTION OF THE ROOT BALL AS NEEDED TO VERIFY THAT PLANTS MEET THE REQUIREMENTS. INSPECTIONS OF CONTAINER TREES MAY REQUIRE RANDOM CUTTING INTO THE INTERIOR ROOT BALL OF UP TO 2 PERCENT BUT NOT FEWER THAN TWO TREES OR EACH TYPE OF TREE IN A CONTAINER AT EACH SOURCE NURSERY. SUCH CUTTING AND INSPECTION MAY RENDER THE CONTAINER TREE UNSUITABLE FOR PLANTING. FINDINGS OF THE ROOT INSPECTIONS SHALL BE CONSIDERED AS REPRESENTATIVE OF ALL TREES OF THAT TYPE FROM THAT SOURCE.
    - 23.5. CONTAINER-GROWN PLANTS, IN ADDITION TO THE ABOVE REQUIREMENTS, SHOULD COMPLY WITH THE FOLLOWING:
        - 23.5.1.1. CONTAINER-GROWN PLANTS MAY BE PERMITTED ONLY WHEN INDICATED ON THE DRAWING OR THIS SPECIFICATION.
        - 23.5.2. CONTAINER-GROWN STOCK SHALL HAVE BEEN GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED
    - 23.6. SUFFICIENTLY TO HOLD ITS POTTING MEDIUM TOGETHER BUT NOT SO LONG AS TO HAVE DEVELOPED ROOTS THAT ARE MATTED OR CIRCLING AROUND THE EDGE OR INTERIOR OF THE ROOT MASS. PLANTS SHALL HAVE BEEN ROOT PRUNED AT EACH CHANGE IN CONTAINER SIZE.
        - 23.6.1. PLANTS THAT FAIL TO MEET ANY OF THE ABOVE REQUIREMENTS SHALL BE MODIFIED TO CORRECT DEFICIENCIES IF APPROVED BY THE LANDSCAPE ARCHITECT. MODIFICATION SHALL INCLUDE THE FOLLOWING:
            - 23.6.1.1. SHAVING ALL CIRCLING ROOTS ON THE EXTERIOR OF THE ROOT MASS DEEP ENOUGH SO THAT ALL CUT ROOTS ENDS ARE ROUGHLY RADIAL TO THE TRUNK.
            - 23.6.1.2. REMOVAL OF ALL ROOTS ABOVE THE TOP OF THE MAIN STRUCTURAL ROOTS AND TRUNK FLARE INCLUDE ANY ROOTS THAT ARE IMPRINTS FROM PREVIOUS SMALLER CONTAINERS.
            (THE ABOVE MODIFICATIONS SHALL NOT BE CAUSE TO ALTER THE WARRANTY PROVISIONS OF THIS SPECIFICATION.)

TREE STAKING:

31. LANDSCAPE CONTRACTOR TO PROVIDE BID TO STAKE UP TO 50% OF TREES.
32. THE OWNER/OWNERS REPRESENTATIVE SHALL HAVE THE AUTHORITY TO REQUIRE THAT TREES ARE STAKED OR TO REJECT STAKING AS AN ALTERNATIVE WAY TO STABILIZE THE TREE.
33. TREES THAT REQUIRE HEAVILY MODIFIED ROOT BALLS TO MEET THE ROOT QUALITY STANDARDS MAY BECOME UNSTABLE. THE OWNER/OWNERS REP MAY CHOOSE TO REJECT THESE TREES RATHER THAN UTILIZE STAKING TO TEMPORARILY SUPPORT THE TREE.
34. STAKES SHALL BE LODGE POLE STAKES FREE OF KNOTS AND OF DIAMETERS AND LENGTHS APPROPRIATE TO THE SIZE OF PLANT AS REQUIRED TO ADEQUATELY SUPPORT THE PLANT.
35. PLANTS SHALL STAND PLUMB AFTER STAKING

REMOVE TREE STAKING AFTER THE FIRST FULL GROWING SEASON UNLESS DIRECTED BY THE OWNER/OWNERS REP.

MULCH:

36. ALL PLANTER BEDS ARE TO RECEIVE MULCH PER LANDSCAPE PLAN.
37. PRIOR TO PLACEMENT OF WEED FABRIC WHERE APPLICABLE (SEE PLAN), TREAT AREAS WITH PRE-EMERGENT. ALL PLANTING BED AND MULCH AREAS (WITH OR WITHOUT FABRIC) ARE TO BE TREATED WITH A PRE-EMERGENT.
38. HERBICIDE ACCORDING TO MANUFACTURERS RECOMMENDATIONS.

WEED FABRIC:

39. AREAS TO RECEIVE WEED BARRIER FABRIC INCLUDE PLANTER BEDS AND GRAVEL AREA. CONTRACTOR TO INSTALL DEWITT PRO 5 WEED FABRIC. CONTRACTOR TO INSTALL WEED BARRIER PER MANUFACTURERS RECOMMENDATIONS INCLUDING THE USE OF STAPLES AS OFTEN AS RECOMMENDED.

MAINTENANCE & WARRANTIES:

40. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE TREES, PLANTER BEDS (INCLUDING WEEDING), SHRUB PRUNING, WATERING THE PLANTS AND IRRIGATION SYSTEM FOR THE DURATION OF THE CONSTRUCTION PERIOD.
41. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE FOR 90 DAYS PAST THE FINAL INSPECTION. THE MAINTENANCE IS TO INCLUDE WEEDING PLANTER BED AREAS, SPRAYING THE SOD AREAS FOR WEEDS AND FERTILIZATION (1 APPLICATION AFTER INITIAL APPLICATION), MOWING, TRIMMING, AND IRRIGATION REPAIRS.
42. ALL SHRUBS AND GROUND COVERS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION OF THE MAINTENANCE PERIOD AND FINAL ACCEPTANCE. ALL TREES SHALL BE GUARANTEED BY THE CONTRACTOR TO LIVE AND GROW IN AN ACCEPTABLE UPRIGHT POSITION FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD AND FINAL ACCEPTANCE.
43. THE ONLY CONDITIONS WHICH RELIEVE THE CONTRACTOR FROM THE GUARANTEE OF PLANT MATERIALS AS DESCRIBED ABOVE ARE THOSE WHICH CAN BE SHOWN ARE A DIRECT RESULT OF IMPROPER CARE OR WATERING BY THE OWNER AFTER THE MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD.
44. THE CONTRACTOR , WITHIN FIFTEEN (15) DAYS AFTER RECEIVING WRITTEN NOTIFICATION BY THE OWNERS REP., SHALL REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIALS WHICH FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE. REPLACEMENT SHALL BE MADE WITH PLANT MATERIALS AS INDICATED OR SPECIFIED ON THE ORIGINAL PLANS, AND ALL SUCH REPLACEMENT MATERIALS SHALL BE GUARANTEED AS SPECIFIED FOR THE ORIGINAL MATERIALS.

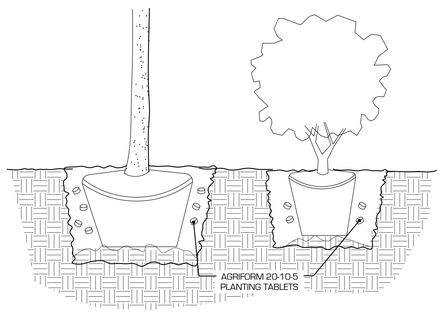
AGRIFORM® 20-10-5 PLANTING TABLETS PLUS MINORS

SUGGESTED APPLICATION RATES							
Agriform® 21-gm Tablets (SKU# E90020®, G90026) (*available in Canada SKU# E98355)							
	Tree / Shrub Container Size						
	1 gal	2 gal	3 gal	5 gal	7 gal	15 gal	24" box
Installation	1	1 to 2	2 to 3	2 to 3	3 to 5	7 to 10	15 to 24
	Maintenance Rates for Established Plantings (Plant Height or Spread)						
	18" or less	18-36"	36-54"	4.5-6 ft.	6-7.5 ft.	7.5-9 ft.	Each additional 18"
Slow Growing	1	1 to 2	2 to 3	3 to 4	4 to 5	5 to 6	add 1
Fast Growing	2	2 to 4	4 to 6	6 to 8	8 to 10	10 to 12	add 1
Agriform® 10-gm Tablets (SKU# E90805, G90805) Application Rate for Well-Rooted Liners (Quart to gallon size)							
1 to 2 tablets for each plant							
Agriform® 5-gm Tablets (SKU# E90915, G90915) Application Rate for Small Ground Cover/Perennials (Quart size or smaller)							
1 tablet for each plant							

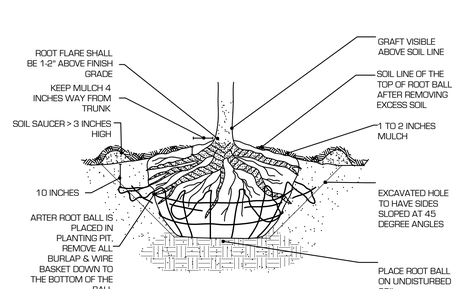
Always refer to label instructions before application

BID SPECIFICATIONS:

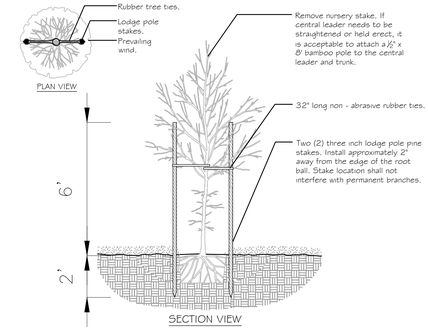
PLANTING TABLET SHALL BE TIGHTLY COMPRESSED, LONG LASTING AND SLOW RELEASE. WEIGHTS OF 5, 10, AND 21 GRAMS WITH A NITROGEN (N), PHOSPHORUS (P), AND POTASSIUM (K) ANALYSIS OF 20-10-5 AND TRACE ELEMENTS DERIVED FROM THE SOURCES LISTED IN THE GUARANTEED ANALYSIS.



1 AGRIFORM 20-10-5 PLANTING TABLETS
NOT TO SCALE 3293-01



2 TYPICAL TREE B&B PLANTING DETAIL
329343-03



3 TREE DOUBLE STAKING
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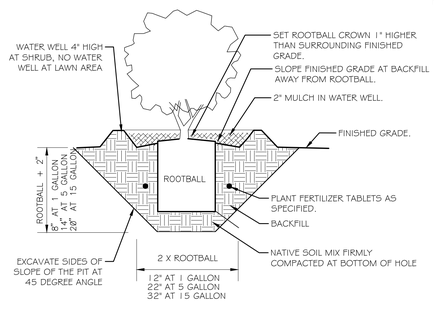

4 SHRUB PLANTING
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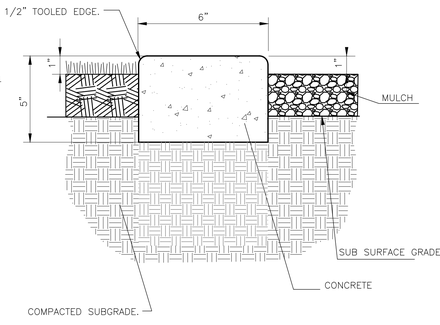
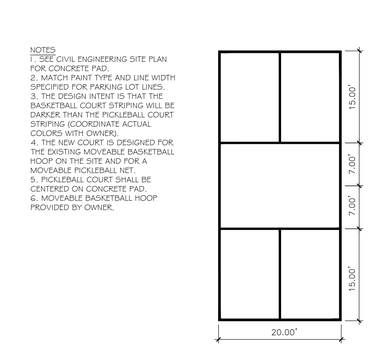
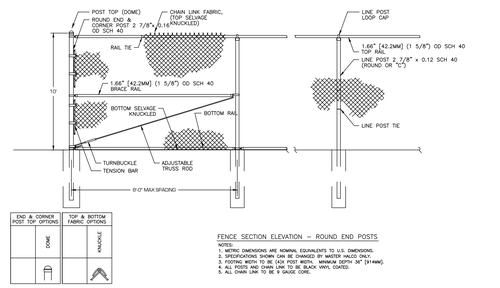


5 6"X6" CONCRETE MOW STRIP AT PLANTER EDGE
NOT TO SCALE 329413.19-21



6 SPORTS COURT STRIPING
1" = 10'
3213-01



7 10' CHAIN LINK FENCE
not to scale 3231 13-02

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SCALAR

SCALAR NEW OFFICE EXPANSION

874 E PIONEER RD.
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Revisions

Num.	Description	Date

Project Number	20077
Original Issue	30 Mar 2022
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STATE OF UTAH
6.18.22
JACOB A. HENDRICKSON
REGISTERED LANDSCAPE ARCHITECT
10110348

Sheet Title

DETAILS

Sheet Number

L401

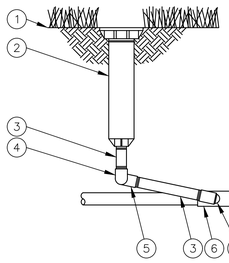
Date/Time: (PA_2020_20121\5 Scalar Office Bldg\Drawn_AutoCAD_Landscape\Sheet Set_20121\5.dwt
Original drawing is 30" x 42"

IRRIGATION NOTES & SPECIFICATIONS

1. IRRIGATION PLAN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS ONLY, UNLESS NOTED OTHERWISE. REFER TO THE IRRIGATION LEGEND, DETAILS, AND SPECIFICATIONS FOR EQUIPMENT AND INSTALLATION; SPECIFICATIONS SHALL TAKE PRECEDENCE OVER INSTALLATION DETAILS.
2. LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF IRRIGATION POINT OF CONNECTION (POC) AND THE STATIC WATER PRESSURE AT THAT LOCATION PRIOR TO BEGINNING ANY IRRIGATION WORK. IF THE LOCATION OR WATER PRESSURE IS DIFFERENT THAN THAT EXPRESSED BY THE DRAWINGS, OR IF THE PRESSURE APPEARS TO BE UNUSUALLY HIGH OR LOW (DESIGN PRESSURE 60 PSI), THE CONTRACTOR SHALL CONTACT THE OWNER'S REP. IMMEDIATELY.
3. CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO WORK OF THIS SECTION.
4. PIPE FITTINGS SHALL BE AS FOLLOWS:
   4.1. ALL RISERS AND EXPOSED FITTINGS SHALL BE P.V.C. SCHEDULE 40.
   4.2. ALL UNDERGROUND FITTINGS SHALL BE P.V.C. SCHEDULE 40.
5. IRRIGATION CONTROL WIRES SHALL CONFORM TO THE FOLLOWING
   5.1. ALL WIRE SHALL BE TYPE UF, 600 VOLT, SOLID COPPER , WIRE SHALL BE DIRECT BURIAL TYPE. GROUND WIRE SHALL BE: 14 GAUGE WHITE. SPARE GROUND WIRE SHALL BE 14 GAUGE BLUE. MULTI-STRAND WIRE SHALL BE 18 GAUGE AND CONTRACTOR SHALL INSTALL 3 SPARES PER CONTROLLER. ALL SPLICES AND CONNECTIONS SHALL BE WATER-TIGHT. ALL WIRES SHALL BE INSTALLED WITH TWO (2) FEET OF EXCESS WIRE (COILED) AT THE END OF EACH WIRE RUN, WIRE SPLICE, AND AT EACH CONTROLLER.
   5.2. CONTROL WIRE SHALL BE BUNDLED EVERY 10' AND PLACED ADJACENT TO MAIN LINE. ALL WIRE SPLICES SHALL BE LOCATED IN VALVE BOXES. DO NOT TAPE WIRE TO PIPE.
6. MANUAL DRAIN VALVES SHALL BE PLACED ON THE MAIN LINE IN LOW SPOTS. ALL MANUAL DRAINS SHALL BE PLACE IN SEPARATE VALVE BOXES PER INSTALLATION DETAILS.
7. ALL POP-UP SPRAY SPRINKLERS SHALL CONFORM TO THE FOLLOWING UNLESS SPECIFIED IN PLAN:
   7.1. SPRINKLERS LOCATED IN GRASS AREAS SHALL BE PER PLAN.
   7.2. SPRINKLERS LOCATED IN PLANTING BEDS SHALL BE SIX (6) INCHES IN HEIGHT.
8. ALL PRESSURE MAIN LINES SHALL HAVE MINIMUM TWENTY-FOUR (24) INCHES OF COVER, AND ALL LATERAL LINES SHALL BE HAVE FOURTEEN (14) INCHES OF COVER. TRENCH BEDDING AND BACKFILL MATERIAL SHALL BE EXISTING SITE SOIL FREE OF ROCKS, DEBRIS, ETC. GREATER THAN ONE (1) INCH IN ANY DIMENSION THAT MAY DAMAGE IRRIGATION PIPE OR EQUIPMENT. IN THE EVENT OF BACKFILL SETTLEMENT, CONTRACTOR SHALL PERFORM REQUIRED REPAIRS AT HIS OWN COST.
9. WHERE POSSIBLE, ALL AUTOMATIC CONTROL VALVES SHALL BE LOCATED WITHIN SHRUB AREAS. ALL VALVE BOXES IN PLANTING BEDS ARE TO BE TAN. ALL BOXES WITHIN LAWN TO BE GREEN. THERE SHALL BE ONE VALVE PER BOX, WITH FOUR (4) INCHES OF 3/4" GRAVEL BENEATH THE VALVE. NO VALVE MANIFOLDS SHALL BE ALLOWED. GATE VALVES SHALL BE LOCATED IN SEPARATE VALVE BOXES. WIRE SPLICES SHALL ALSO BE LOCATED IN SEPARATE VALVE BOXES.
10. ALL MAIN LINE AND LATERAL LINES SHALL BE SLEEVED WITH P.V.C. SCHEDULE 40 PIPE . WHERE THEY PASS UNDER PAVED AREAS. SLEEVE SIZE SHALL BE TWICE THE DIAMETER OF THE LINE TO BE SLEEVED UNLESS OTHERWISE NOTED ON THE PLANS. CONTRACTOR SHALL INSTALL A SEPARATE 2" SLEEVE FOR WIRES. VALVE BOXES IN PLANTER BEDS SHALL BE TAN.
11. MAIN LINE SHALL BE INSTALLED IN SAND WITH 6" MINIMUM BELOW AND 6" MINIMUM ABOVE MAIN LINE PIPE.
12. AUTOMATIC CONTROLLERS SHALL BE OF THE SIZE AND TYPE NOTED, AND INSTALLED WHERE INDICATED ON IRRIGATION PLAN. CONTROL WIRES SHALL BE SLEEVED IN ELECTRICAL CONDUIT TO MAINLINE. 120-VOLT ELECTRICAL SERVICE TO CONTROLLERS SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR. COORDINATE THIS WORK WITH ELECTRICAL AND OTHER CONTRACTORS FOR THIS PROJECT.
13. PRIOR TO BACKFILLING IRRIGATION TRENCHES:
   13.1. ALL MAIN LINES IN THE SYSTEM SHALL BE CAPPED AND PRESSURE TESTED FOR A PERIOD OF TWO (2) HOURS. ANY LEAKS FOUND SHALL BE CORRECTED BY REMOVING THE LEAKING PIPE OR FITTINGS AND INSTALLING NEW MATERIAL IN ITS PLACE. REPEAT PRESSURE TEST TO ASSURE ABSENCE OF LEAKS.
   13.2. ALL LATERAL LINES SHALL BE PRESSURE TESTED FOR ONE (1) HOUR.
   13.3. THE CONTRACTOR SHALL NOT ALLOW NOR CAUSE ANY OF HIS WORK TO BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY THE OWNER/OWNER'S AUTHORIZED REPRESENTATIVE.
   13.4. WHERE MAIN LINE WILL BE ALLOWED TO SIT UNCOVERED FOR ANY LENGTH OF TIME IN THE TRENCH PRIOR TO TESTING, SHADE MAIN LINE WITH A THIN COVERING OF SOIL TO MINIMIZE WEATHER-RELATED EXPANSION OR CONTRACTION OF PIPE.
14. IRRIGATION CONTRACTOR SHALL ADJUST ALL HEADS TO PROVIDE A UNIFORM COVERAGE AND TO KEEP SPRAY OFF BUILDINGS, SIDEWALKS, WALLS, PARKING AREAS, DRIVES, AND SIGNS
15. WHEN THE SPRINKLER SYSTEM IS COMPLETED THE CONTRACTOR SHALL, IN THE PRESENCE OF THE OWNER/OWNER'S AUTHORIZED REPRESENTATIVE, PERFORM A COVERAGE TEST OF WATER PROVIDED TO THE PLANTING AREAS TO ENSURE IT IS CONSISTENT AND UNIFORM.
16. THE CONTRACTOR SHALL FURNISH TO THE OWNER A COMPLETE "AS BUILT" DRAWING ON PAPER AND DIGITAL FILE SHOWING EXACT LOCATIONS OF VALVES, MAIN LINES, VALVES, BACKFLOW, AUXILIARY EQUIPMENT, ISOLATION VALVES, LATERALS, AND HEADS. ALL VALVES MUST BE LABELED INSIDE THE BOX WITH WATER PROOF LABELS.
17. AT THE TIME OF SUBSTANTIAL COMPLETION (DEFINED AS COMPLETE INSTALLATION AND PROPER FUNCTIONING OF IRRIGATION SYSTEM, INSTALLATION OF ALL PLANT MATERIAL INCLUDING STAKING OF ALL TREES, AND PLACEMENT OF SOIL PREP) THE CONTRACTOR SHALL SCHEDULE A WALK THROUGH WITH OWNER TO REVIEW ALL WORK COMPLETED TO DATE AND GENERATE A PUNCH LIST. AT THIS TIME THE WARRANTY PERIOD OF ONE (1) YEAR BEGINS. AFTER SUBSTANTIAL COMPLETION WALK THROUGH, THE CONTRACTOR HAS THIRTY (30) DAYS TO SATISFY ALL ITEMS ON PUNCH LIST.
18. IRRIGATION CONTRACTOR SHALL GUARANTEE THE ENTIRE IRRIGATION SYSTEM TO BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE BY THE OWNER.
19. CONTRACTOR TO COORDINATE WITH OWNER'S REP. WHEN BLENDING NEW LANDSCAPE WITH EXISTING LANDSCAPE. THIS WILL ALSO INCLUDE VERIFYING SQUARE FOOTAGE OF GRASS AND IRRIGATION ADJUSTMENTS.
20. LANDSCAPE CONTRACTOR TO COORDINATE WITH OWNERS REP AND GENERAL CONTRACTOR THE WATERING OF TREES AND GRASS TO KEEP PLANTS, GRASS AND TREES ALIVE DURING CONSTRUCTION.
21. ALL PARTS AND EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. VALVES INSTALLED MUST HAVE A DOUBLE UNION AND A MINIMUM OF 6" SPACE ON BOTH SIDES OF THE VALVE IN THE VALVE BOX.
22. FOR DRIP IRRIGATION CONTRACTOR MUST PROVIDE ALL PIPING, EMITTERS, PRESSURE REDUCERS PER VALVE, DRAINS, FILTERS AND PARTS NEEDED. ALL TREES GET TWO RAINBIRD DRIPLINE RINGS 1 AT 2' RADIUS AND 1 AT 4' RADIUS. EMITTERS ARE AS FOLLOWS (1)1 GALLON EMITTER PER 1 GALLON PLANT, (1) GALLON EMITTER PER 5 GALLON SHRUB, (2) 2 GPH EMITTERS AT 10 GALLON SHRUB, (3) 2 GPH EMITTER AT JAPANESE MAPLE, (4) 2 GPH EMITTERS TO ALL UPRIGHT JUNIPERS. ALL SHOULD BE EVENLY SPACED AROUND THE PLANT.
23. CONTRACTOR MUST PROVIDE THE OWNER WITH AN AS-BUILT IRRIGATION MAP SHOWING LOCATION OF ALL VALVES, MAIN LINE, LATERAL LINES AND AUXILIARY EQUIPMENT.

MAINTENANCE AND OPERATIONAL NOTES

24. THE PURPOSE OF THIS SPRINKLER SYSTEM IS TO PROVIDE ONLY SUFFICIENT WATER TO MAINTAIN PLANT LIFE DURING DRY WEATHER CONDITIONS OR SUMMER SEASONS. TIME CLOCKS SHALL BE READJUSTED CONTINUOUSLY THROUGHOUT THE SEASON, ON A WEEKLY BASIS IF NECESSARY, TO PROVIDE WATER ONLY WHEN THE SOIL IS DRY AT A DEPTH OF FOUR (4) INCHES THE FIRST INITIAL GROWING SEASON AND SIX (6) INCHES THE FOLLOWING YEARS. IF THE GROUND IS MOIST EITHER AT THE SURFACE OR A DEPTH OF FOUR (4) INCHES DURING THE FIRST YEAR AFTER INITIAL PLANT ESTABLISHMENT OR IS MOIST AT A DEPTH OF SIX (6) INCHES THEREAFTER, SHUT THE TIME CLOCKS OFF AND DO NOT APPLY ADDITIONAL WATER UNTIL SOIL HAS BEEN ALLOWED TO DRY. READJUST TIME CLOCK PRIOR TO TURNING VALVES BACK ON. IF RAIN IS FORECAST OR IS EMINENT, ALL IRRIGATION SYSTEMS SHALL BE SHUT OFF AND NOT REACTIVATED UNTIL THE SOIL HAS DRIED TO THE ABOVE DEPTHS.
25. IF ANY SUBSURFACE DRAINAGE OR RUN-OFF IS VISIBLE AT LOW AREAS, ACROSS SIDEWALKS OR AT LOWER PORTIONS OF SLOPES, IMMEDIATELY SHUT THE VALVES OFF TO ALLOW THE AREA TO COMPLETELY DRY OUT. IF THIS CONDITION CONTINUES AFTER SUBSEQUENT WATERINGS THE CONTRACTOR SHALL NOTIFY THE OWNER'S REP.
26. INSPECTIONS OF IRRIGATION SYSTEM SHALL BE MADE ON A DAILY BASIS TO OBSERVE AND PROVIDE REPAIRS OR REMEDIES TO THE FOLLOWING UNACCEPTABLE PROBLEMS:
   26.1. OVER-SPRAY ON SIDEWALKS, STREETS, PAVED AREAS, PARKING AREAS, FENCES, WALLS, SIGNS, BUILDINGS OR STRUCTURES.
   26.2. DRAINAGE OR RUN-OFF ACROSS SIDEWALKS, PAVING OR STREETS.
   26.3. DAMAGED OR IMPROPERLY OPERATING HEADS, PIPING, VALVES, CONTROLLERS OR OTHER IRRIGATION EQUIPMENT.
27. CONTRACTOR TO PROVIDE 2 HOURS OF TRAINING TO OWNER AT END OF PROJECT REGARDING OPERATION FOR IRRIGATION SYSTEM. CONTRACTOR WILL SHOW OWNER HOW TO OPERATE THE FOLLOWING: STOP AND WASTE VALVE, BACKFLOW VALVE, CONTROLLER, AND REMOTE CONTROL VALVES.

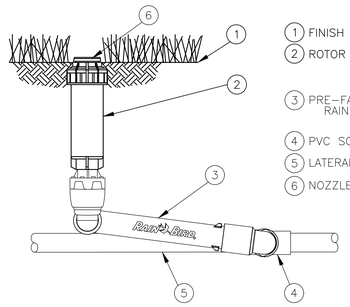


1. FINISH GRADE/TOP OF MULCH
2. POP-UP SPRAY SPRINKLER: RAIN BIRD 1804 NOZZLE PER PLAN AND SCHEDULE
3. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
4. PVC SCH 40 ELL
5. PVC SCH 40 STREET ELL
6. PVC SCH 40 TEE OR ELL
7. PVC LATERAL PIPE

NOTE:
INSTALL SPRINKLER HEAD 1" AWAY FROM CONCRETE OR METAL EDGE

1 SPRAY HEAD RAINBIRD 1804

328403.13-04

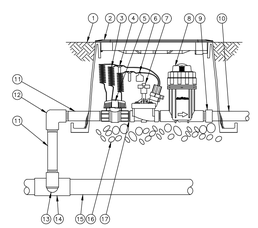


1. FINISH GRADE
2. ROTOR POP-UP SPRINKLER:
3. PRE-FABRICATED SWING JOINT: RAIN BIRD TSJ-075-PRS
4. PVC SCH 40 TEE OR ELL
5. LATERAL PIPE
6. NOZZLE PER PLAN AND SCHEDULE

NOTE:
INSTALL SPRINKLER HEAD 1" AWAY FROM CONCRETE OR METAL EDGE

2 RAINBIRD ROTOR HEAD

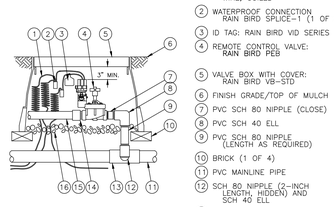
328403.16-02



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

3 RAINBIRD XCZ-PRB 100 VALVE

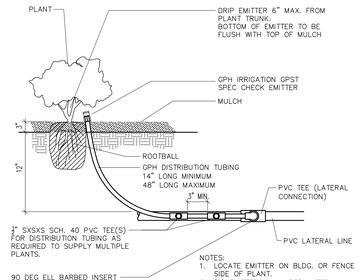
328413.76-30



1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION RAIN BIRD SPLICE-1 (1 OF 2)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

4 RAINBIRD PEB VALVE

328406.13-05

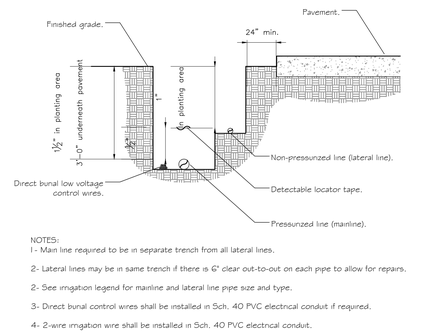


NOTES:
1. LOCATE EMITTER ON BLDG. OR FENCE SIDE OF PLANT.
2. (6) EMITTERS MAX. PER LATERAL CONNECTION.
3. SEE IRRIGATION PLAN FOR EMITTER SCHEDULE.
4. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

5 GPH DRIP EMITTER

1" = 1"

328413.13-11

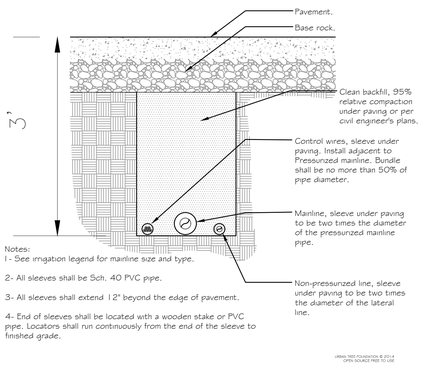


NOTES:
1- Main line required to be in separate trench from all lateral lines.
2- Lateral lines may be in same trench if there is 6" clear out-to-out on each pipe to allow for repairs.
2- See irrigation legend for mainline and lateral line pipe size and type.
3- Direct bunal control wires shall be installed in Sch. 40 PVC electrical conduit if required.
4- 2-wire irrigation wire shall be installed in Sch. 40 PVC electrical conduit.
5- Detectable locator tape shall be located six inches (6") above the entire mainline run.

6 IRRIGATION TRENCHING DETAIL

NOT TO SCALE

328402-01



Notes:
1- See irrigation legend for mainline size and type.
2- All sleeves shall be Sch. 40 PVC pipe.
3- All sleeves shall extend 12" beyond the edge of pavement.
4- End of sleeves shall be located with a wooden stake or PVC pipe. Locators shall run continuously from the end of the sleeve to finished grade.

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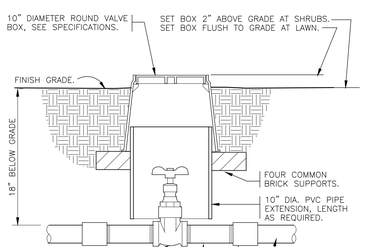
7 PIPE SLEEVING UNDER PAVEMENT

NOT TO SCALE

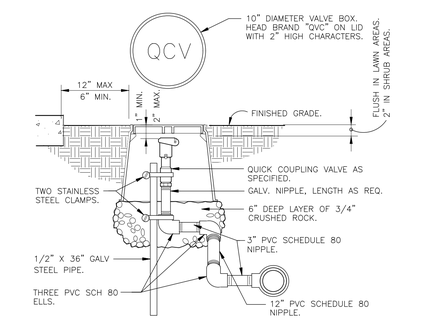
328402-02



8 BRASS ISOLATION VALVE

1 1/2" = 1'-0"

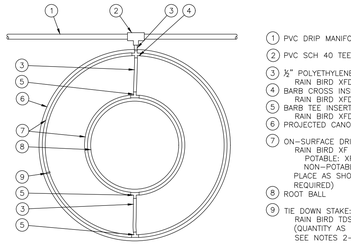
FX-IR-FX-ISOV-01



9 QUICK COUPLING VALVE IN BOX

1 1/2" = 1'-0"

328406.43-02

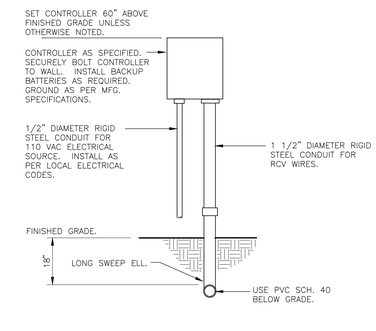


1. PVC DRIP MANIFOLD PIPE
2. PVC SCH 40 TEE OR EL
3. ½" POLYETHYLENE TUBING: RAIN BIRD XFD 09-12(12)
4. BARB CROSS INSERT FITTING: RAIN BIRD XFD-CROSS
5. BARB TEE INSERT FITTING: RAIN BIRD XFD-TEE
6. PROJECTED CANOPY LINE OF TREE
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE PLACE AS SHOWN (LENGTH AS REQUIRED)
8. ROOT BALL
9. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

NOTES:
1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

10 RAINBIRD DRIPLINE AROUND TREE

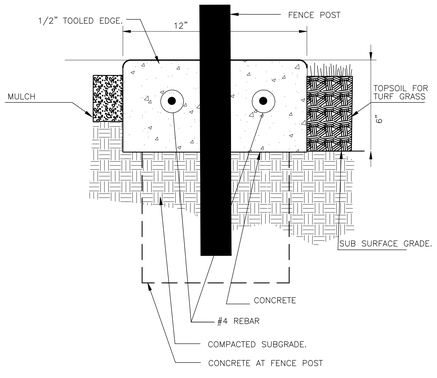
328413.56-84



11 WALL MOUNT CONTROLLER

1" = 1'-0"

328409.13-01



12 12" X 6" CONCRETE MOW STRIP UNDER FENCE

NOT TO SCALE

329413.19-11

Scalar ref. #

Original drawing is 30" x 42"

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SCALAR

SCALAR NEW OFFICE EXPANSION

874 E PIONEER RD.
DRAPER, UT

Revisions

Num.	Description	Date

Project Number	20077
Original Issue	30 Mar 2022
Project Status	DESIGN SUBMISSION REVIEW

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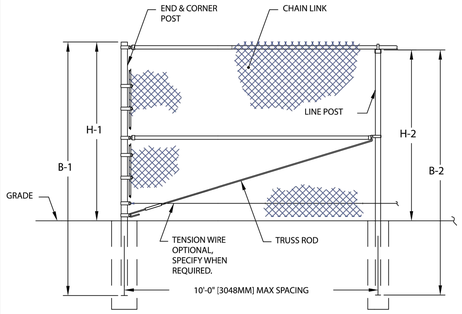
10110348
LICENSED LANDSCAPE ARCHITECT

Sheet Title

DETAILS

Sheet Number

L402



FENCE SECTION ELEVATION
WITH TOP RAIL & WITHOUT BARBED WIRE

FENCE HEIGHT	END & CORNER POSTS		LINE POSTS	
NOMINAL HEIGHT	B-1 BAR LENGTH	H-1 HEIGHT ABOVE GRADE	B-2 BAR LENGTH	H-2 HEIGHT ABOVE GRADE
5'-0" [1524MM]	8'-0" [2438MM]	5'-0 5/8" [1540MM]	7'-8" [2337MM]	4'-8 7/8" [1445MM]
6'-0" [1829MM]	9'-0" [2743MM]	6'-0 5/8" [1845MM]	8'-8" [2642MM]	5'-8 7/8" [1749MM]
7'-0" [2134MM]	10'-0" [3048MM]	7'-0 5/8" [2150MM]	9'-8" [2946MM]	6'-8 7/8" [2054MM]
8'-0" [2438MM]	11'-0" [3353MM]	8'-0 5/8" [2454MM]	10'-8" [3251MM]	7'-8 7/8" [2359MM]
9'-0" [2743MM]	12'-0" [3658MM]	9'-0 5/8" [2759MM]	11'-8" [3556MM]	8'-8 7/8" [2664MM]
10'-0" [3048MM]	13'-0" [3962MM]	10'-0 5/8" [3064MM]	12'-8" [3861MM]	9'-8 7/8" [2969MM]
11'-0" [3353MM]	14'-0" [4267MM]	11'-0 5/8" [3369MM]	13'-8" [4166MM]	10'-8 7/8" [3273MM]
12'-0" [3658MM]	15'-0" [4572MM]	12'-0 5/8" [3674MM]	14'-8" [4470MM]	11'-8 7/8" [3578MM]

NOTES:
1. THIS DWG CORRESPONDS WITH DWGS 1-1110 & 1-1130.
2. SPECIFICATIONS SHOWN CAN BE CHANGED BY MASTER HALCO ONLY.

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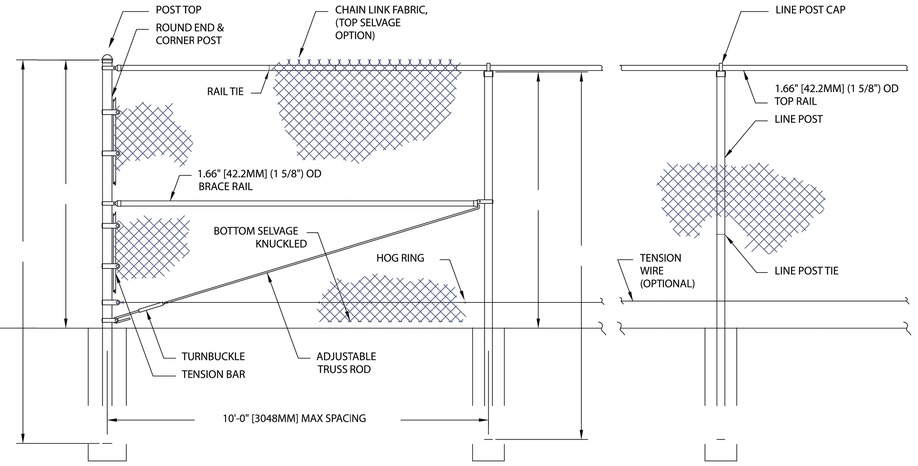
TYPICAL HIGH FENCE WITHOUT BARBED WIRE	BY: JRR	DWG:	1-1000
	DATE: 09-27-95		
DIMENSIONS & SPECIFICATIONS	REV: swh	LAYER:	1
	REV DATE: 05-23-18	SCALE:	1/4" = 1'-0"



FENCE SECTION ELEVATION - ROUND END POSTS

NOTES:
1. METRIC DIMENSIONS ARE NOMINAL EQUIVALENTS TO U.S. DIMENSIONS.
2. SPECIFICATIONS SHOWN CAN BE CHANGED BY MASTER HALCO ONLY.
3. FOOTING WIDTH TO BE (4)X POST WIDTH. MINIMUM DEPTH 36" [914MM].

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3010 Lyndon B. Johnson Fwy Ste. 800
Dallas, TX 75234
www.masterhalco.com
Phone No. 800-883-8384
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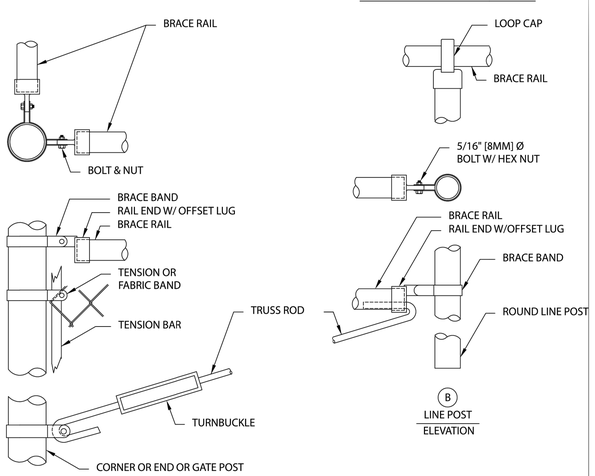
TYPICAL HIGH FENCE	BY: JRR	DWG:	1-1130
	DATE: 09-22-95		
ROUND END POSTS, WITH TOP RAIL & WITHOUT BARBED WIRE	REV: swh	LAYER:	1
	REV DATE: 05-23-18	SCALE:	3/8" = 1'-0"

ROUND TERMINAL POSTS



A
END, CORNER, OR GATE POST
ELEVATION

B
LINE POST
ELEVATION

NOTES:
1. METRIC DIMENSIONS ARE NOMINAL EQUIVALENTS TO U.S. DIMENSIONS.
2. SPECIFICATIONS SHOWN CAN BE CHANGED BY MASTER HALCO ONLY.
3. ALL MATERIAL TO CONFORM TO FEDERAL SPEC RR-F-191G (1-25-74).
4. ALL GALVANIZED FITTINGS TO CONFORM TO ASTM-A153.
5. THIS DWG CORRESPONDS WITH DWGS 1-1110, 1-1120, 1-1130 & 1-1140.

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TYPICAL HIGH FENCE	BY: JRR	DWG:	1-1006
	DATE: 10-03-95		
ROUND POST DETAILS	REV: swh	LAYER:	1
	REV DATE: 05-23-18	SCALE:	1 1/2" = 1'-0"

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Boise, ID 83702
208.424.7675

babcockdesign.com

Consultant

civilsolutionsgroup inc.

SCALAR

SCALAR NEW OFFICE EXPANSION

874 E PIONEER RD.
DRAPER, UT

Revisions

Num.	Description	Date

Project Number	20077
Original Issue	30 Mar 2022
Project Status	DESIGN SUBMISSION REVIEW

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Sheet Title

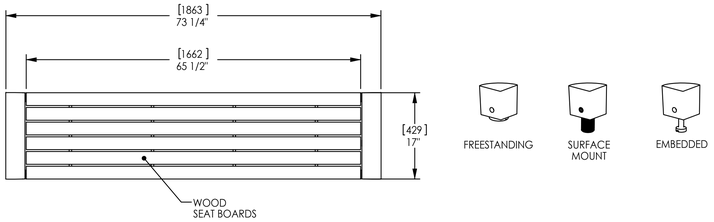
DETAILS

Sheet Number

L403

Cannot as at
Original drawing is 30" x 42"

Melville Backless Bench, 72in, Wood
Product Drawing www.landscapeforms.com Date: 7/30/2012 Ph: 800.521.2546



landscapeforms

Drawing: ML145-04
Dimensions are in inches [mm]
U.S. Patent No. D659,415

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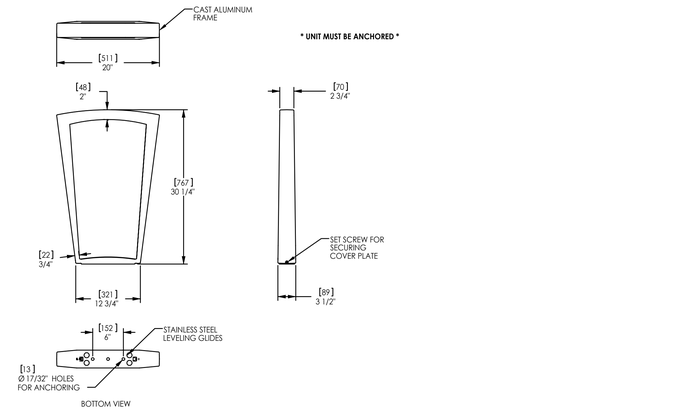
1 MELVILLE BENCH
1" = 1'-0" DETAIL-FILE

Emerson Bike Rack, Surface Mount
Product Drawing www.landscapeforms.com Date: 9/19/2016 Ph: 800.521.2546



Drawing: EM0001
Dimensions are in inches [mm]
U.S. Patent No. D648,658

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2 EMERSON BIKE RACK
1" = 1'-0" 12 93 13-03

Original drawing is 30" x 42" Cannot scale

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civilsolutionsgroup inc.

SCALAR

SCALAR NEW OFFICE EXPANSION

874 E PIONEER RD.
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12.18.22
JACOB A. HENDRICKSON
10110348
LICENSED LANDSCAPE ARCHITECT

Sheet Title

DETAILS

Sheet Number

L404

EXHIBIT H
ELEVATIONS AND FLOOR PLANS

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

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

MATERIAL LEGEND

INTERSTATE - ASH WHITE (M-2)

ROOFING/METAL TRIM/PAINT (RSS-1, E-2, P-1)

CAST ARCHITECTURAL TRIM (PCC-1)

MECHANICAL SCREENING TO MATCH (RSS-1, E-2, P-1)

1 LIGHT FIXTURE

2 STOREFRONT WITH CLEAR GLAZING

3 CONCRETE CORNICE FEATURE

4 SOLDIER COURSE BAND

5 COLUMN WITH METAL TRIM FINISH (BLACK ANODIZED TO MATCH WINDOWS).

6 CANOPY PAINTED WARM BLACK (SW 6990 CAVIER)

7 MAIN ENTRANCE

8 MECHANICAL SCREENING TO MATCH RSS-1, E-2, P-1

9 EXTERIOR STAIR

10 ELECTRICAL GEAR

11 SIDE ENTRANCE

12 OPERABLE DISPLAY WINDOWS

13 PIVOT DOORS

ELEVATIONS

SCALAR NEW OFFICE EXPANSION
DRAPER, UT
05/18/2022

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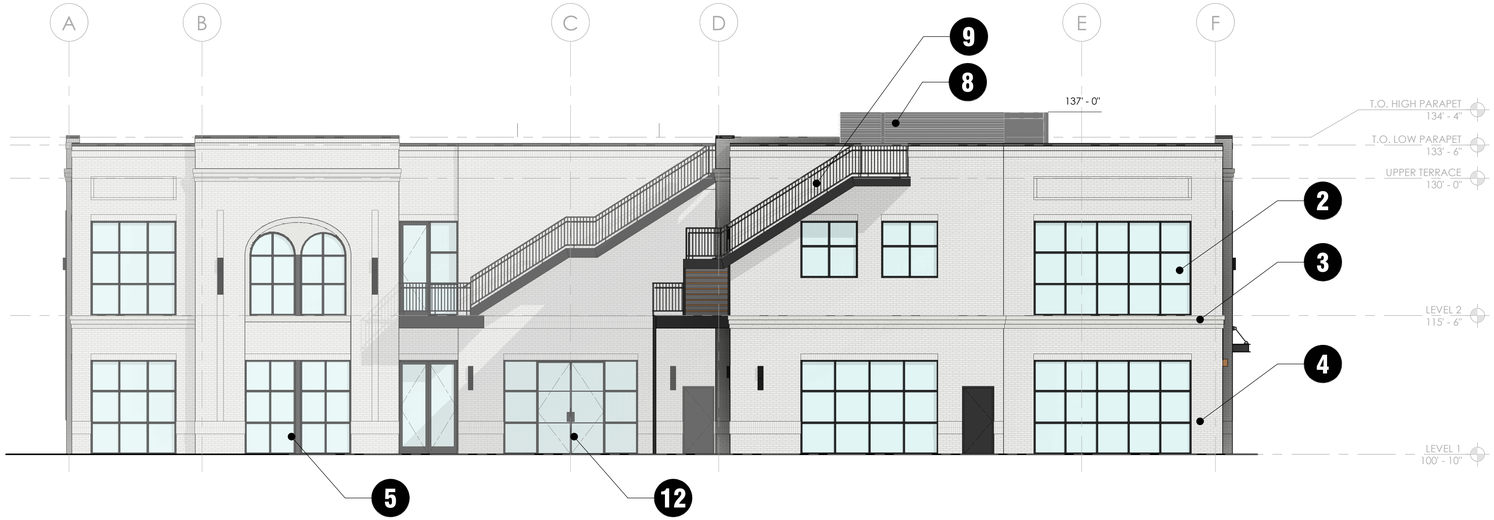

1 ELEVATION - SOUTH
1/8" = 1'-0"

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

MATERIAL LEGEND

INTERSTATE - ASH WHITE (M-2)

ROOFING/METAL TRIM/PAINT (RSS-1, E-2, P-1)

CAST ARCHITECTURAL TRIM (PCC-1)

MECHANICAL SCREENING TO MATCH (RSS-1, E-2, P-1)

1 LIGHT FIXTURE

2 STOREFRONT WITH CLEAR GLAZING

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12 OPERABLE DISPLAY WINDOWS

13 PIVOT DOORS

ELEVATIONS

SCALAR NEW OFFICE EXPANSION
DRAPER, UT
05/18/2022

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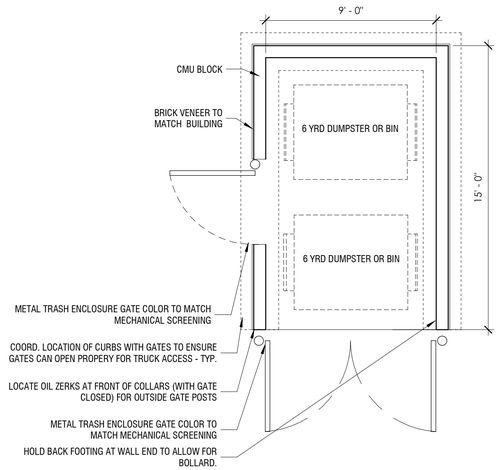
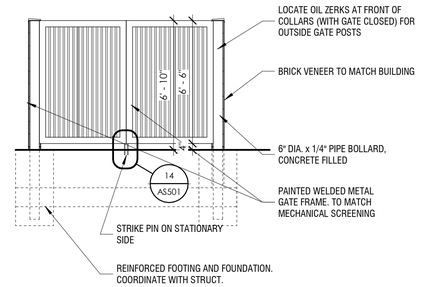
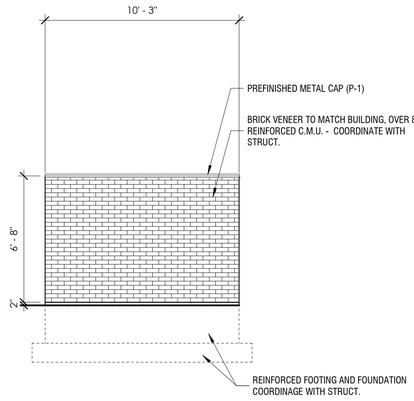


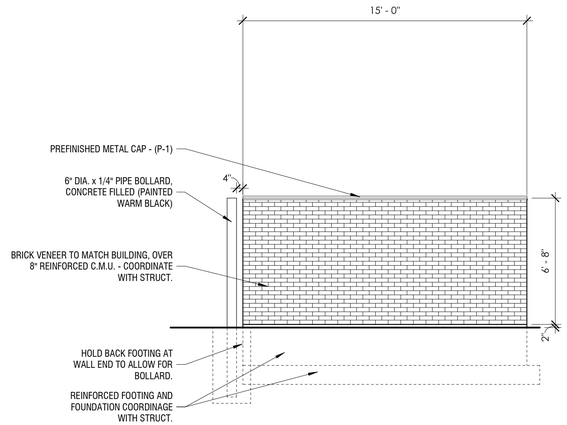
1 TRASH ENCLOSURE
1/4" = 1'-0"



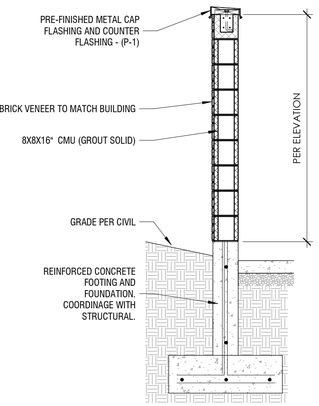
2 TRASH ENCLOSURE - FRONT ELEVATION
1/4" = 1'-0"



3 TRASH ENCLOSURE - BACK ELEVATION
1/4" = 1'-0"



4 TRASH ENCLOSURE - SIDE ELEVATION
1/4" = 1'-0"



5 TRASH ENCLOSURE WALL SECTION
1/2" = 1'-0"

SITE DETAILS

SCALAR NEW OFFICE EXPANSION
DRAPER, UT
05/18/2022

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GROSS BUILDING AREA	
Name	Area
LEVEL 1 - NEW	10,335 SF
LEVEL 2 - NEW	10,264 SF
	20,598 SF
TOTAL	20,598 SF

1 LEVEL 1 FLOOR PLAN
3/32" = 1'-0"

FLOOR PLANS LEVEL 1

SCALAR NEW OFFICE EXPANSION
DRAPER, UT
05/18/2022

Babcock Design

GROSS BUILDING AREA	
Name	Area
LEVEL 1 - NEW	10,335 SF
LEVEL 2 - NEW	10,264 SF
	20,598 SF
TOTAL	20,598 SF

NORTH

1 LEVEL 2 FLOOR PLAN
3/32" = 1'-0"

FLOOR PLANS LEVEL 2

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DRAPER, UT
05/18/2022

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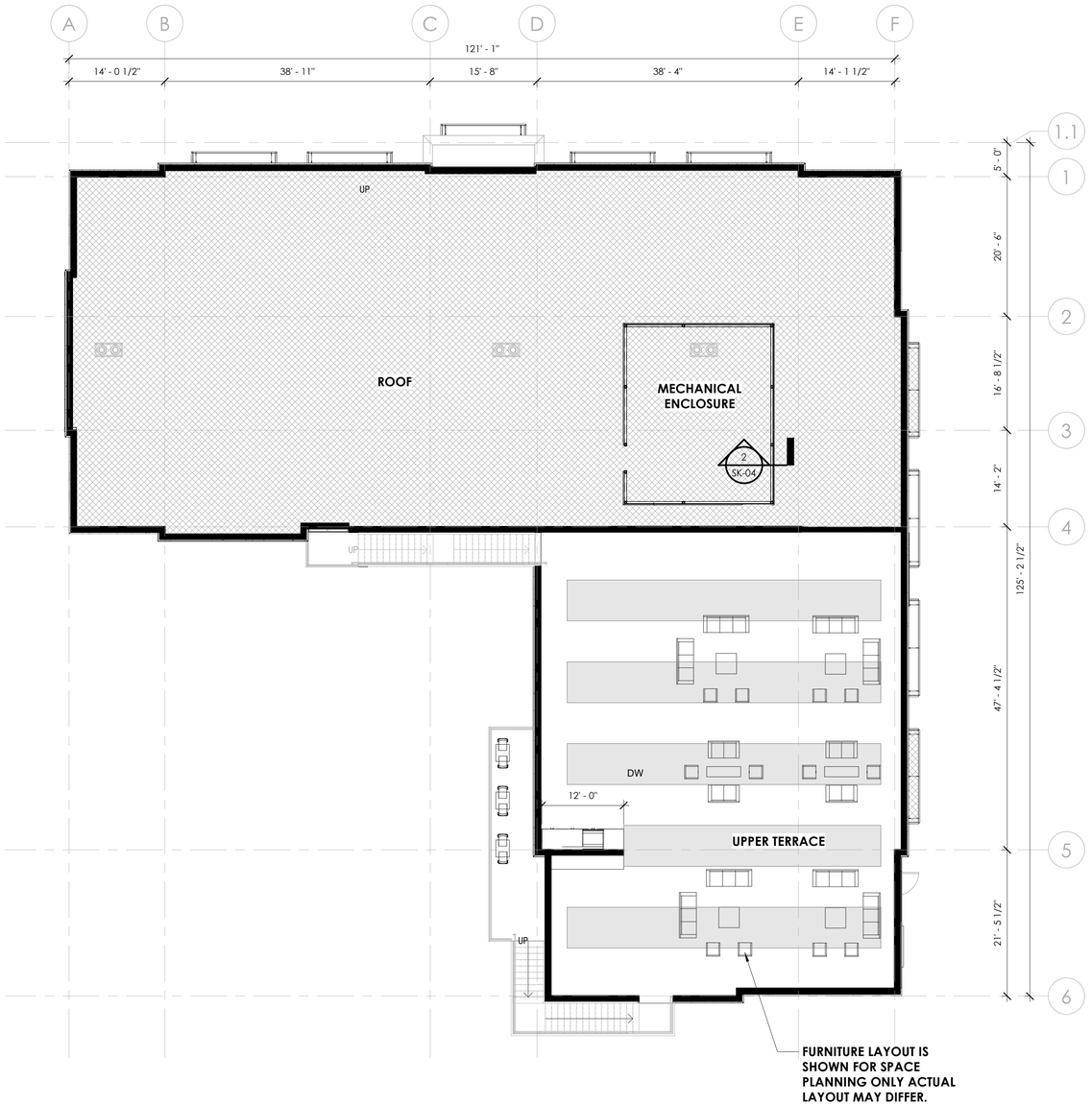
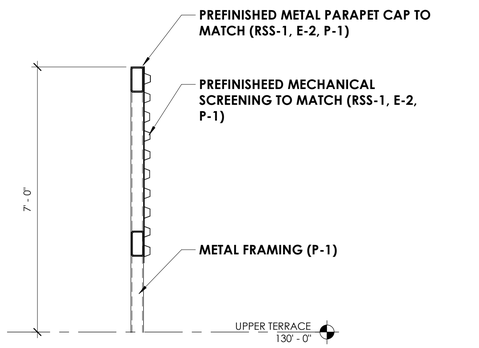
GROSS BUILDING AREA	
Name	Area
LEVEL 1 - NEW	10,335 SF
LEVEL 2 - NEW	10,264 SF
	20,598 SF
TOTAL	20,598 SF





2 MECHANICAL ENCLOSURE SECTION
1/2" = 1'-0"

NORTH

1 UPPER TERRACE FLOOR FINISH
3/32" = 1'-0"

FLOOR PLANS TERRACE

SCALAR NEW OFFICE EXPANSION
DRAPER, UT
05/18/2022

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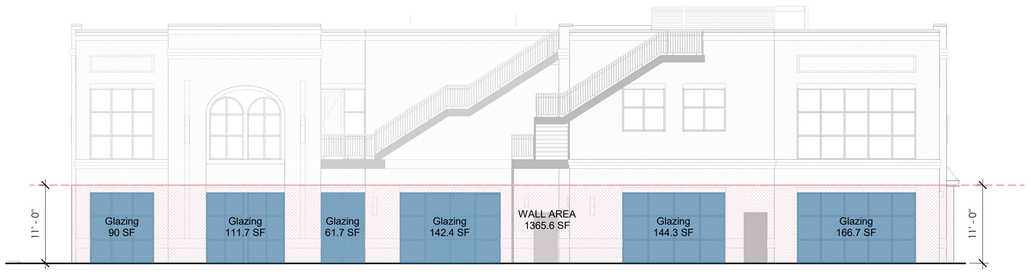
GROUND LEVEL TRANSPARENCY			
ELEVATION	**WALL AREA**	**GLAZING AREA**	**GLAZING PERCENTAGE**
NORTH	1357.9 SF	738.7 SF	54%
EAST	1395.8 SF	806.8 SF	57%
SOUTH	1365.6 SF	716.8 SF	52%
WEST	1395.8 SF	709.9	51%

1 NORTH TRANSPARENCY CALC
3/32" = 1'-0"

2 EAST TRANSPARENCY CALC
3/32" = 1'-0"



3 SOUTH TRANSPARENCY CALC
3/32" = 1'-0"

4 WEST TRANSPARENCY CALC
3/32" = 1'-0"

GROUND LEVEL TRANSPARENCY CALCS

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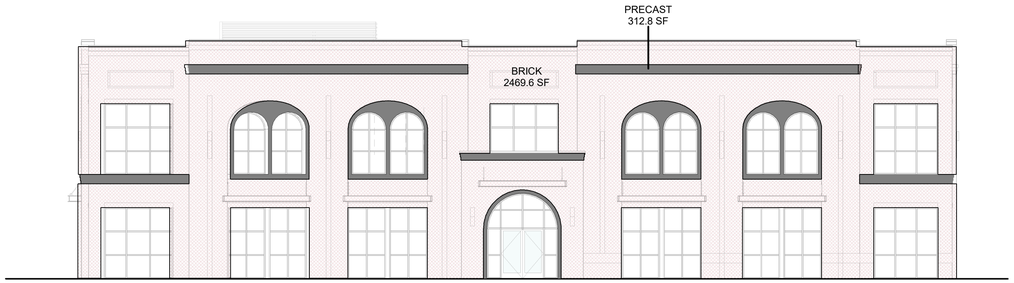
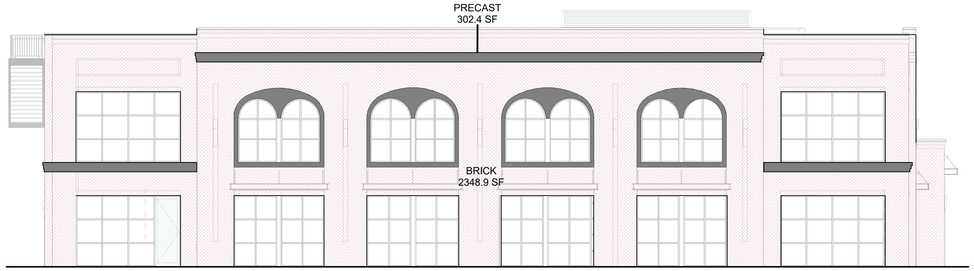
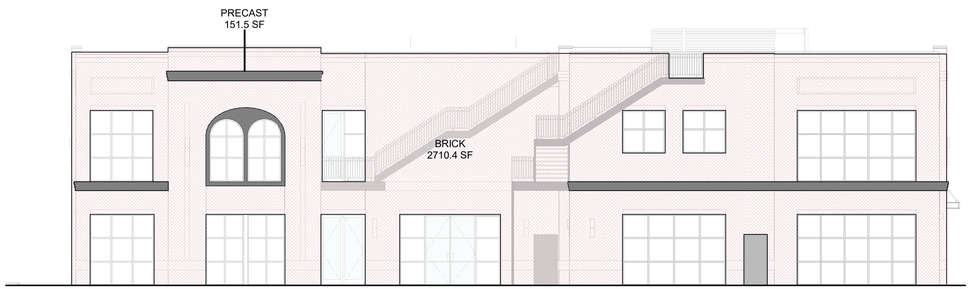
MATERIAL TAKE OFF				
ELEVATION	**TOTAL WALL AREA**	**BRICK AREA**	**PRECAST AREA**	**BRICK PERCENTAGE**
NORTH	2782.4 SF	2469.6 SF	312.8 SF	88%
EAST	2651.3 SF	2348.9 SF	302.4 SF	88%
SOUTH	2861.9 SF	2710.4 SF	151.5 SF	94%
WEST	2876.3 SF	2671.4 SF	201.3 SF	92%
AVERAGE	11171.9 SF	10200.3 SF	968 SF	91%



1 NORTH MATERIAL TAKE OFF
3/32" = 1'-0"



2 EAST MATERIAL TAKE OFF
3/32" = 1'-0"



3 SOUTH MATERIAL TAKE OFF
3/32" = 1'-0"

4 WEST MATERIAL TAKE OFF
3/32" = 1'-0"

BUILDING ELEVATIONS MATERIAL TAKE OFF

SCALAR NEW OFFICE EXPANSION
DRAPER, UT
05/18/2022

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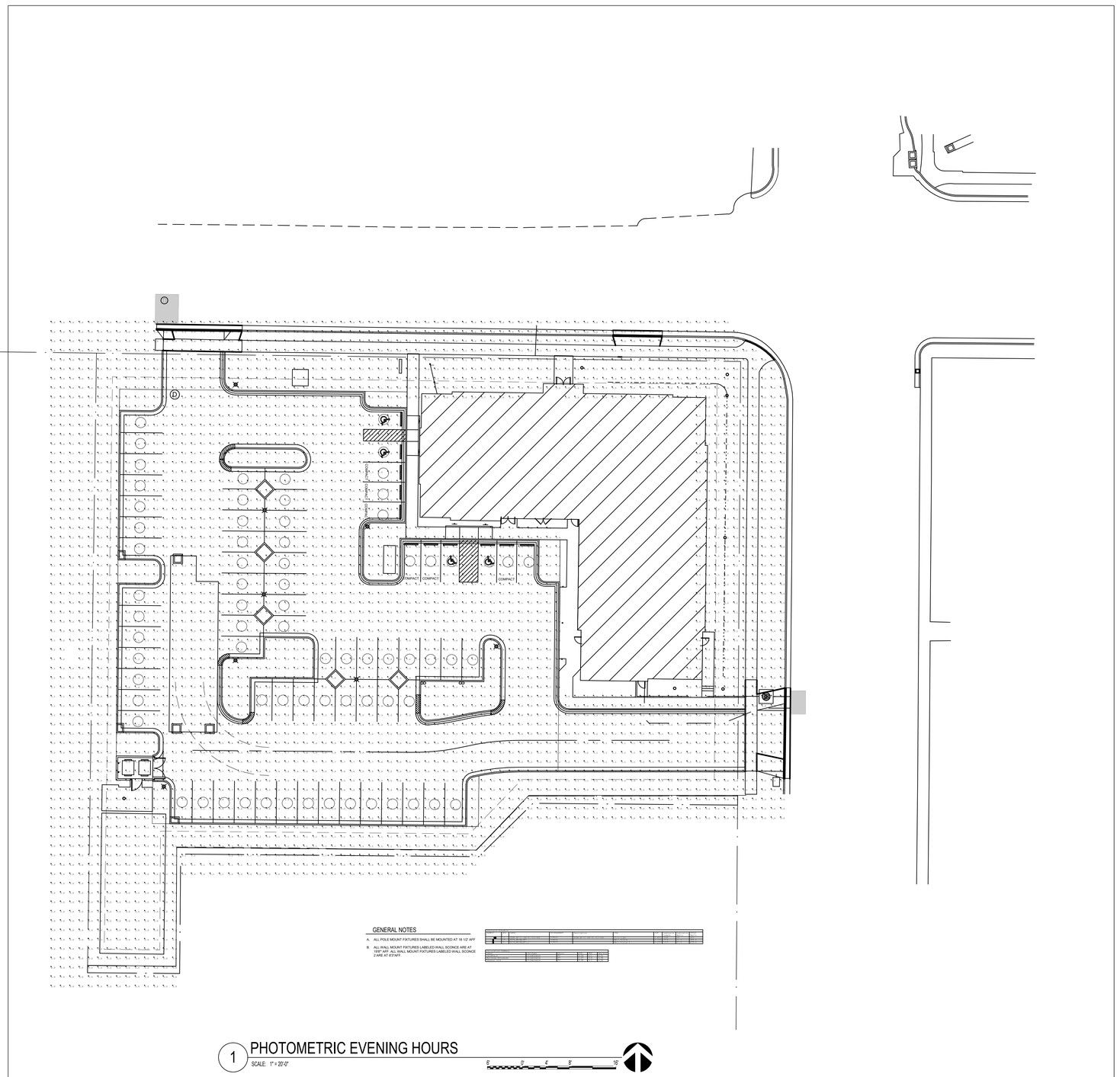
EXHIBIT I
LIGHTING PLANS

NOTES

A. THE HIGH WALL SCONCES ARE DIMMED TO 17%, THE LOW SCONCES ARE DIMMED TO 25%, AND THE POLE LIGHTS ARE DIMMED TO ABOUT 90%.
B. ALL LIGHT FIXTURES SHALL BE ON A RELAY PANEL. FOR AFTER HOURS, ALL POLE LIGHTS WILL BE TURNED OFF EXCEPT 6 FIXTURES TO REMAIN AT 80% DIM AS DESIGNATED BY THE ENGINEER. ALL SCONCE LIGHTS WILL BE TURNED OFF EXCEPT NEAR DESIGNATED ENTRIES, WHERE THEY WILL BE DIMMED FURTHER TO 15% AS DIRECTED BY ENGINEER.



GENERAL NOTES

A. ALL POLE MOUNT FIXTURES SHALL BE MOUNTED AT 18 1/2' AFF
B. ALL WALL MOUNT FIXTURES LABELED WALL SCONCE ARE AT 109" AFF. ALL WALL MOUNT FIXTURES LABELED WALL SCONCE 2 ARE AT 97"AFF.

1 PHOTOMETRIC EVENING HOURS
SCALE: 1" = 20'-0"

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SUITE 940
BOISE, ID 83702
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sheet information:

revisions:

num.	description	date

date:	25 JUNE 2021
project number:	20077
project status:	PROGRESS SET

original drawing is 30" x 42"
current as of: 6/29/2022 8:20:17 AM

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LICENSED PROFESSIONAL ENGINEER
No. 9191810
KENNETH D. GARDNER
STATE OF UTAH

project information:

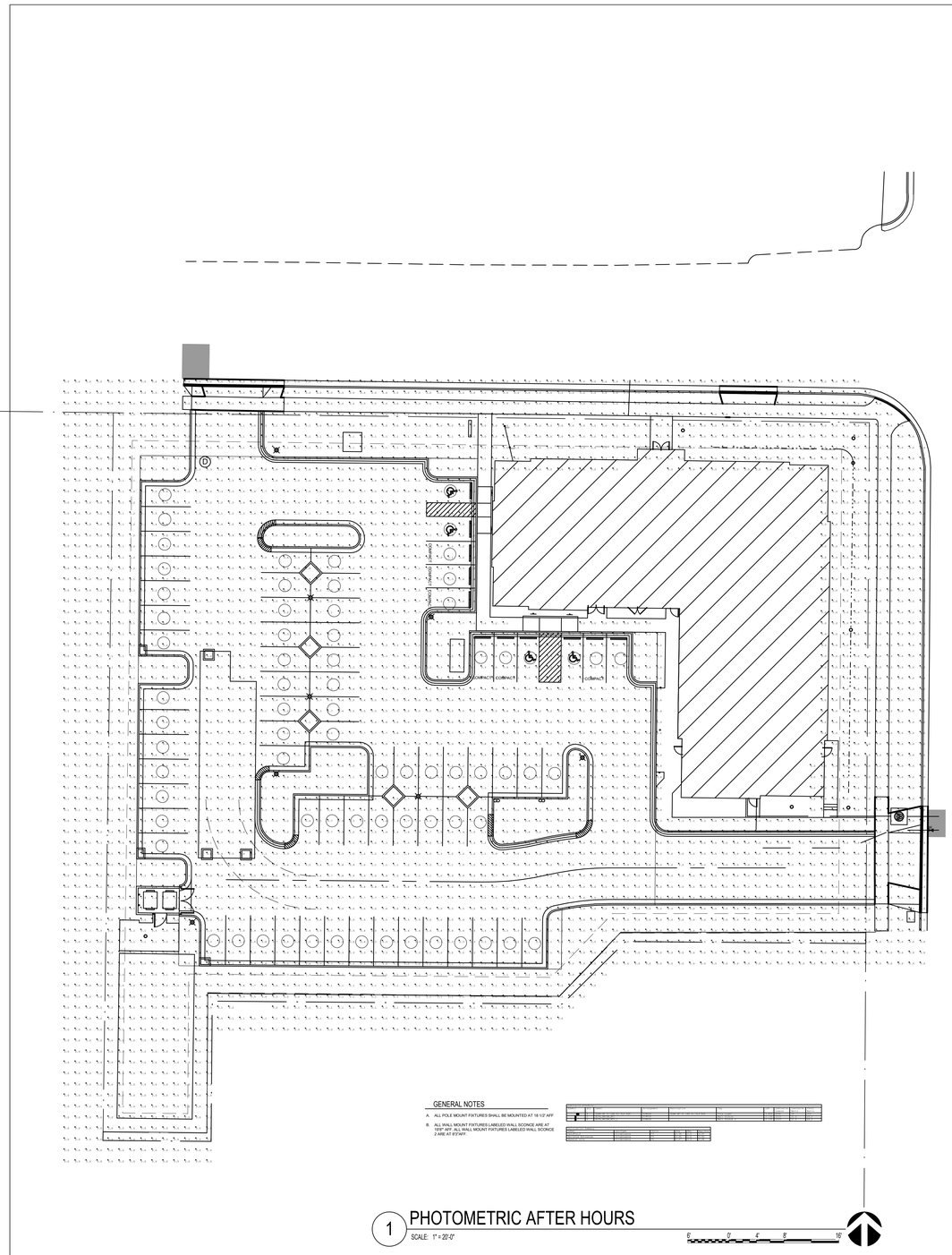
SCALAR OFFICE EXPANSION
for: SCALAR
874 EAST PIONEER ROAD DRAPER, UT 84020

sheet title:
SITE PHOTOMETRICS EVENING HOURS

sheet number:
ES101

NOTES

A. THE HIGH WALL SCONCES ARE DIMMED TO 17%, THE LOW SCONCES ARE DIMMED TO 25%, AND THE POLE LIGHTS ARE DIMMED TO ABOUT 90%.
B. ALL LIGHT FIXTURES SHALL BE ON A RELAY PANEL. FOR AFTER HOURS, ALL POLE LIGHTS WILL BE TURNED OFF EXCEPT 6 FIXTURES TO REMAIN AT 80% DIM AS DESIGNATED BY THE ENGINEER. ALL SCONCE LIGHTS WILL BE TURNED OFF EXCEPT NEAR DESIGNATED ENTRIES, WHERE THEY WILL BE DIMMED FURTHER TO 15% AS DIRECTED BY ENGINEER.



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

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Salt Lake City, UT 84111
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sheet information:

revisions:

num.	description	date

date:	25 JUNE 2021
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original drawing is 30" x 42"
current as of: 6/29/2022 8:20:17 AM

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LICENSED PROFESSIONAL ENGINEER
No. 5201810
KENNETH D. GARDNER
STATE OF UTAH

project information:

SCALAR OFFICE EXPANSION
for:
SCALAR
874 EAST PIONEER ROAD DRAPER, UT 84020

sheet title:
SITE PHOTOMETRICS AFTER HOURS

sheet number:
ES102

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

Light Attributes™

Product Certifications

TSIB · DLC · DLC Premium · 3G VIB · IP66 · cULus Listed · IDA · BAA · YEAR

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 10

Quick Facts

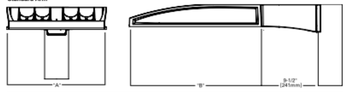
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems

- WaveLinx Lite
- WaveLinx

Dimensional Details

Standard Arm



Pole Drilling Patterns

Type "N"

Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES:
For arm selection requirements and additional fine art, see Mounting Details section.

NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified (3000K CCT and warmer only, fixed mounting options)

McGraw-Edison

GALN Galleon II

Ordering Information

SAMPLE NUMBER: **GALN-SAAC-740-U-T4FT-GM**

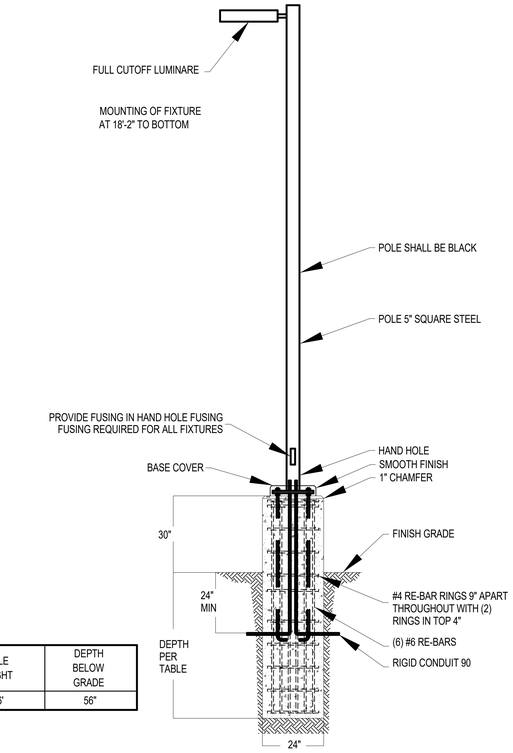
Product Family [1, 2]	Light Engine: Configuration	Light Engine: Drive Current	Color Temperature	Voltage	Distribution	Mounting	Finish
GALN=Galleon II **SAA-GALN**=Galleon II Buy American Act Compliant [3] **TAA-GALN**=Galleon II Trade Agreements Act Compliant [3]	**SA1**=1 Square **SA2**=2 Square **SA3**=3 Square **SA4**=4 Square **SA5**=5 Square **SA6**=6 Square **SA7**=7 Square **SA8**=8 Square **SA9**=9 Square	**A**=600mA **B**=800mA **C**=1000mA **D**=1200mA [4, 5]	**72K**=700CRI, 2250K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=90CRI, 2700K **830**=90CRI, 3000K **AMB**=Amber, 590nm [6, 7]	**W**=120-277V **H**=347V-480V [7, 8] **1**=120V **2**=208V **3**=240V **4**=277V **5**=347V **6**=480V [7] [8] **DV**=277V-480V Dim/Volt Drivers [9, 10, 11]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **TMS**=Type V Narrow **TMQ**=Type V Square Medium **TMQW**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**[blank]**=Standard Pole Mount Arm **QM**=Standard Pole Mount Arm with Quick Mount Adaptor **QA**=Pole Mount, Adjustable **QAQM**=Quick Mount, Adjustable **WA**=Wall Mount, Fixed **WAQM**=Wall Mount, Fixed **WA**=Wall Mount, Adjustable **UP**=Upswept Arm	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **SALSP**=Custom Color

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately) [12]
DIM=External 0-10V Dimming Leads [13] **F**=Single Fuse (120, 277, 347V Specify Voltage) **FF**=Double Fuse (208, 240 or 480V Specify Voltage) **20K**=20kV UL 1449 fused surge protective device [14] **2L**=Two Circuits [15] **HA**=50°C High Ambient **GRSBK**=Glare Reducing Shield Black [16] **GRSBM**=Glare Reducing Shield, Black [16] **GRSWH**=Glare Reducing Shield, White [16] **HS**=Houseside Shield (Required to Match Housing [16] **TM**=Tool-less Door Hardware [17] **CC**=Coastal Construction Finish [18] **LHS**=Optics Rotated 90° Left **RHS**=Optics Rotated 90° Right **AMS1HS**=After Hours Dim, 1 Hours [19] **AMS2HS**=After Hours Dim, 2 Hours [19] **AMS3HS**=After Hours Dim, 3 Hours [19] **AMS5HS**=After Hours Dim, 5 Hours [19] **DALI**=DALI Drivers	**BPC**=Button Type Photocontrol [7] **PE**=NEMA 3-PIN Photocontrol Receptacle **PE7**=NEMA 7-PIN Photocontrol Receptacle [20] **SPSQ**=Dimming Motion Sensor, 9' (20' mounting [20] **SPSH**=Dimming Motion Sensor, 21'-40' mounting [20] **SPSQLV**=Dimming Motion Sensor, limited square zone, 9' (20' mounting [20] **SPSHLV**=Dimming Motion Sensor, limited square zone, 21'-40' mounting [20] **ZW**=WaveLinx Module and 4-PIN Receptacle [20] **ZD**=WaveLinx Module with DALI driver and 4-PIN Receptacle [20] **ZW-SWPDXSX**=WaveLinx Sensor Only, 7-15ft [20, 21, 22, 23] **ZW-SWPDSXSX**=WaveLinx Sensor Only, 15-40ft [20, 21, 22, 23] **ZW-SWPDMXSX**=WaveLinx Sensor with Bluetooth, 7-15ft [20, 21, 22, 23] **ZW-WDXSX**=WaveLinx Sensor with Bluetooth, 15-40ft [20, 21, 22, 23] **ZD-SWPDXSX**=WaveLinx Sensor Only, 7-15ft [20, 21, 22, 23] **ZD-SWPDSXSX**=WaveLinx Sensor Only, 15-40ft [20, 21, 22, 23] **ZD-WDXSX**=WaveLinx Sensor with Bluetooth, 7-15ft [20, 21, 22, 23] **ZD-WSFSX**=WaveLinx Sensor with Bluetooth, 15-40ft [20, 21, 22, 23] **SWFIS-WSSWM-L20**=Synapse Occupancy Sensor (9'-20' Mounting) [20] **SWFIS-WSSWM-L40**=Synapse Occupancy Sensor (21'-40' Mounting) [20]	**DA/SA1014**=NEMA Photocontrol Multi-Tap - 105-285V **DA/SA1027**=NEMA Photocontrol - 347V **DA/SA1221**=NEMA Photocontrol - 347V **DA/SA1013**=Photocontrol Shorting Cap **DA/SA1014**=120V Photocontrol **MA1252**=10kV Surge Module Replacement **MA1101-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1027-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1197-XX**=2@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1188-XX**=4@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1101-XX**=2@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1027-XX**=2@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1197-XX**=3@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1028-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1029-XX**=2@180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**=3@120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**=4@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**=3@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**=2@90° Tenon Adapter for 3-1/2" O.D. Tenon **SMA239**=Adapter kit for mounting to 2-3/8" O.D. Tenon **LSI/SS**=Field Installed House Side Shield [16] **LSI/SSBK**=Glare Reducing Shield, Black [16] **LSI/SSWH**=Glare Reducing Shield, White [16] **WSLC**=WaveLinx Control Module [11, 24] **WSLC-TP-15M**=WaveLinx Outdoor Control Module [11, 24] **WGA-XX**=WaveLinx Wireless Sensor, 7'-15' Mounting Height [11, 12, 13, 14] **WGC-XX**=WaveLinx Wireless Sensor, 15'-40' Mounting Height [11, 12, 13, 14]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP42 for additional support information.
2. Not all combinations are DLC qualified. Please see designlights.org Qualified Products List under Family Models for details.
3. Coastal Construction finish must spray-texture to over 5,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
Not available with TH option.
4. 1200mA not available with color temperatures 72K, 727 or 830 where either HA or HSS options are selected.
5. TH option not CC rated. Not available with Coastal Construction (CC) option.
6. Not available with voltage options H, 4 or 6.
7. Not available with 480V, 347V or 277V transformer when combined with sensor options. Not available in combination with HA 50C high ambient and sensor options or 1A.
8. Adjustable Dip/Rear are limited to vertical 3° tenon. For mounting to 2-3/8" O.D. tenons, order accessory SMA239.
9. Not available with SPS or SPX or HSS.
10. 2L is not available with SPS or SPX or HSS. Not available with WaveLinx Wireless options, or DMX surge options.
11. Requires PE7.
12. Not available with WSC sensor order (WX, BZ or BK).
13. WAC Gateway required to enable field configurability. Order WAC-PoE and WPOE-1SR (10V to PoE injector) power supply if needed. WAC not required for CC Bluetooth sensors.
14. Not available with 347V or 480V.
15. Narrow band 530nm +/- 5nm for wildlife and observatories use. Choose drive current A, supplied at 350mA drive current only. Lead time/ordering information available in 4-8 Wks. Available with SWD, SWQ, SLC, SLX and SLA distributions. Can be used with HSS option.
16. Set of 4 pcs. Does not require/use Light Square.
17. Not available with HA option.
18. Not for use with DMG, SWQ, SWQ or WA option. A black trim plate is used when HSS is selected.
19. Not for use with Button Photocontrol.
20. Low voltage control must be brought out 10" outside fixture. Not available with DALI or integrated controls options
21. Not available if any SPS, QWS or Wavelinx sensor is selected. Motion sensor has an integral photocell.
22. Not for use with DALI, 0-10V dimming, or 2-wire dimming. Not intended to interoperate with photoelectrical accessory.
23. Not for use with T4FT, T4W or SLX optics. See IES files for details.
24. Sensors configuration/on location application required for configuration. See controls page for details.
25. Not available with WSC. Wireless sensor must be activated by the SPX, referencing the "SENSX Availability Table" on the controls page.
26. Not available with HSS, GRSWH or GRSBK.
27. Only product configurations with those designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act (TAA). Please see the BAA/TAA white paper WP-BAA-TAA for more information.
Components shipped separately may be separately analyzed under domestic preference requirements.
28. For BAA or TAA requirements, accessories sold separately will be separately analyzed under domestic preference requirements.
29. Available with 4000K CCT and greater.
30. Bushtrail drivers feature cabled protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit designlights.org/search/ for more information.
31. Not available with 2 square configuration at 350mA or below. Not available with any control option except SPX.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L-LumenSafe Technology	**B**=Standard Dome Camera **W**=Hi-Res Dome Camera **P**=Remote PTZ Camera	**C**=Cellular, No SIM **R**=Cellular, AT&T **V**=Cellular, Verizon **S**=Cellular, Sprint	**E**=Cellular, Rogers **H**=Wi-Fi Networking w/ Omni-Directional Antenna **E**=Ethernet Networking

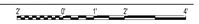


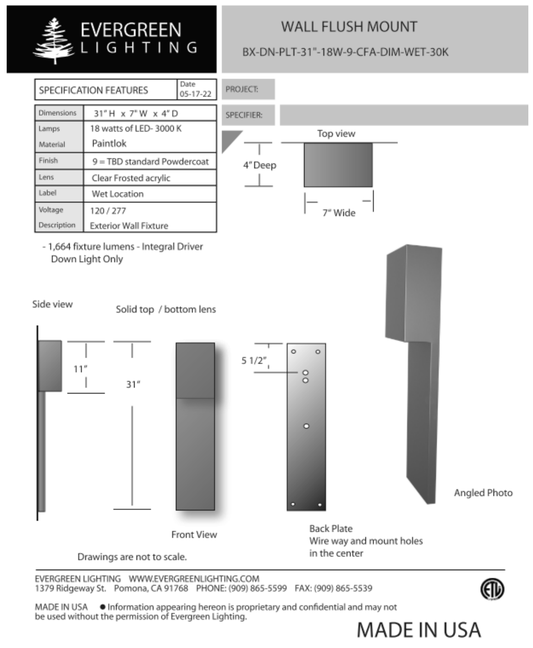
POLE HEIGHT	DEPTH BELOW GRADE
16'	56"

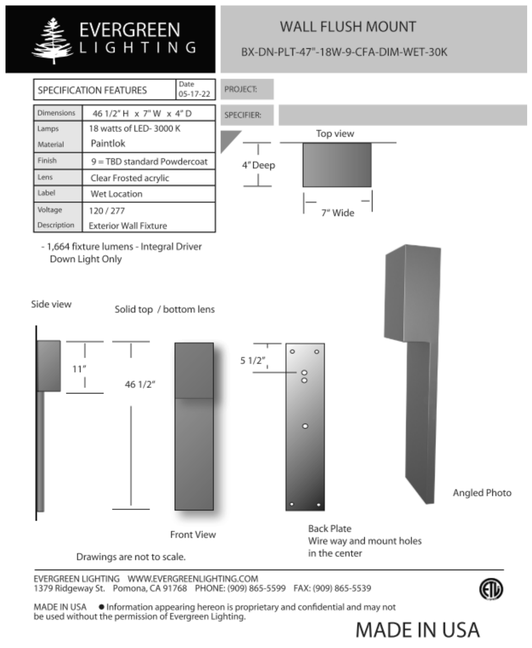
NOTES:
1. ANCHOR BOLTS SUPPLIED WITH POLE. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
2. BOND GROUND CONDUCTOR TO POLE.
3. SEAL CONDUIT TO PREVENT WATER INFILTRATION.
4. PROVIDE SPARE CONDUIT 36" BEYOND LAST POLE ON CIRCUIT, AND CAP FOR FUTURE EXTENSION.
5. FIXTURE TO BE DIMMABLE TO REDUCE LIGHT OUTPUT AFTER HOURS.

1 DIRECT BURIAL CONCRETE POLE DETAIL

SCALE: 1/2" = 1'-0"







Babcock Design

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52 Exchange Place
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800 W MAIN STREET
SUITE 940
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208.424.7675

babcock**design**.com

sheet information:

revisions: ⚠

num.	description	date

date:	25 JUNE 2021
project number:	20077
project status:	PROGRESS SET
original drawing is 30" x 42"	
current as of: 6/29/2022 8:20:18 AM	

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stamp:

project information:

SCALAR OFFICE EXPANSION
for: SCALAR
874 EAST PIONEER ROAD DRAPER, UT 84020

sheet title: ELECTRICAL SITE DETAILS

sheet number:

ES601

EXHIBIT J
PARKING STUDY

civilsolutionsgroup inc.

March 30, 2022

Zak Nugent
Scalar - Chief Executive Officer

RE: Parking Demand Analysis for Scalar Office

Dear Zak,

In the completed condition the Scalar Corporate Office Building will feature 20,605sf and 72 parking spaces as shown in Figure 1.

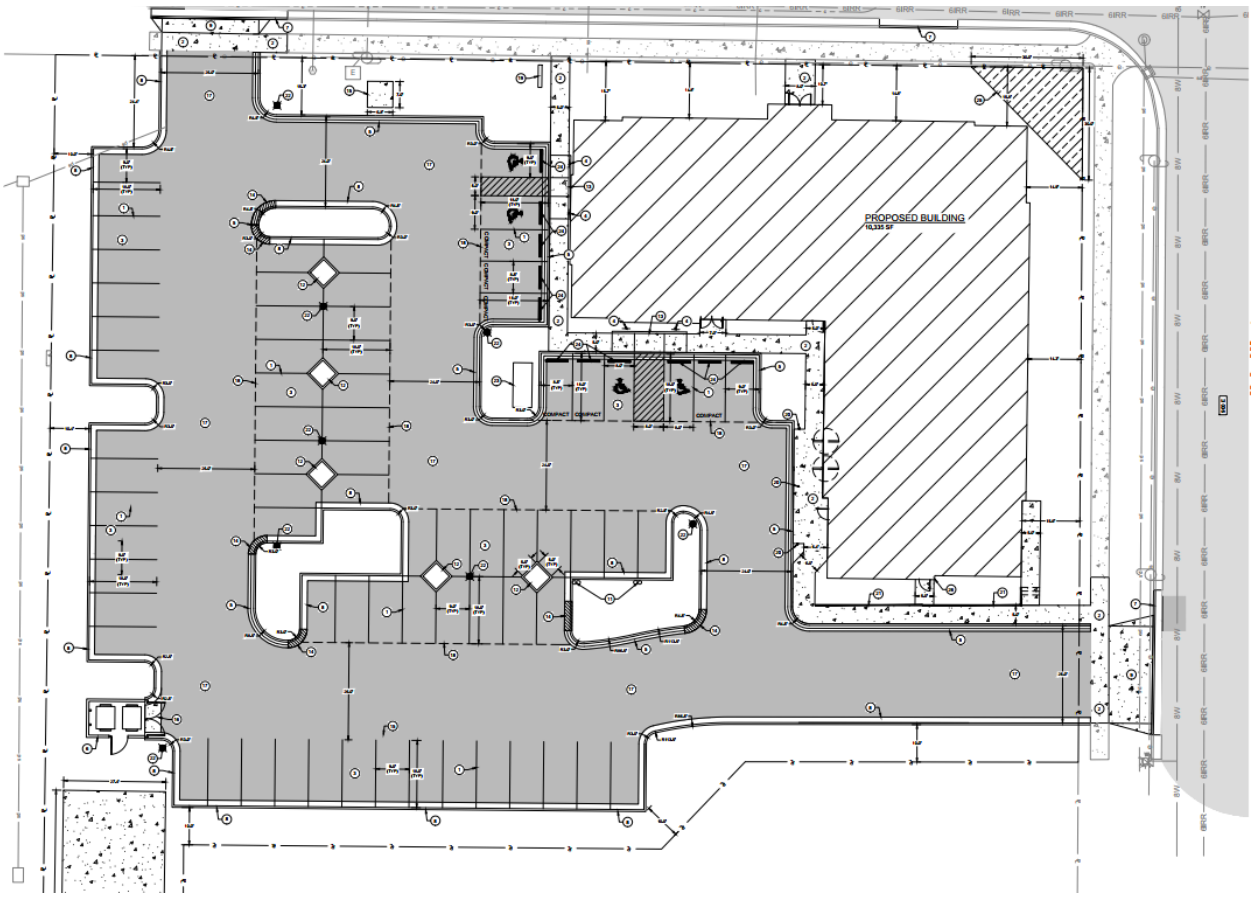


Figure 1. Scalar Office Site Plan

City Requirements (City Code Table 9-25-1) are 4 stalls per 1,000sf of building floor space, which here translates to 75 stalls, 3 stalls beyond what is being provided. In accordance with Section 9-25-090 of the Draper City Code this parking demand analysis has been prepared at your request to pursue this variance.

The City requirement of 4 stalls per 1,000sf of building floor space is based on the average parking supply (not demand) ratio of 4.0 spaces per 1,000sf associated with the study sites of Land Use Code 701 "Office Building" in the 4th Edition of "Parking Generation" (PG) as published by the Institute of Transportation Engineers (ITE). For more accurate demand estimating, the 5th and current edition of this publication has further subdivided the land use code as follows:

- 710 – General Office Building

- 712 – Small Office Building
- 714 – Corporate Headquarters
- 715 – Single Tenant Office Building

The setting for all these office land use codes was given as "urban/suburban". Given the land use code description provided in PG, Code 710 does not apply as it refers to "a general office building hous[ing] multiple tenants." 712 does not apply as it refers to buildings "less than or equal to 5,000 gross square feet in size." Land use codes 714 and 715 are quite similar based on the following descriptions and appear equally applicable to the Scalar project as it will contain offices, meeting rooms, storage space and amenities:

> *714 - A corporate headquarters building is a single tenant office building that houses the corporate headquarters of a company or organization, which generally consists of offices, meeting rooms, space for file storage and data processing, a restaurant or cafeteria, and other service functions.*
>
> *715 - A single tenant office building generally contains offices, meeting rooms, and space for file storage and data processing of a single business or company and possibly other service functions including a restaurant or cafeteria.*

Where 714 and 715 do appear to differ is this:

1. Average square footage of study sites:
    a. 714: 222,000sf
    b. 715: 96,000sf
2. Number of studies:
    a. 714: 7
    b. 715: 12
3. Study area size:
    a. 714: Smallest 65,000sf, with most in excess of 100,000 sf
    b. 715: Half of studies under 75,000sf with 5 studies (42%) in the 25,000sf and 45,000sf range

This comparison seems to suggest that land use code 715 is most applicable to the Scalar project, with the smallest 42% of its study sites being even more applicable. These study sites have been identified on the 715 scatter plot in Figure 2.

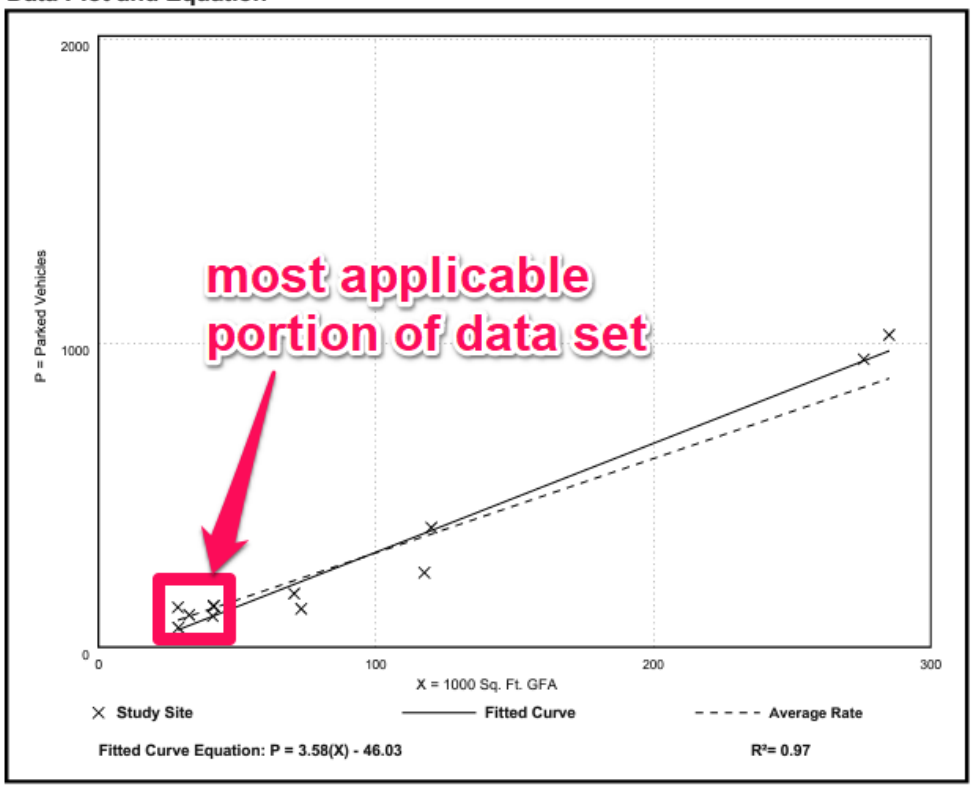
Single Tenant Office Building
(715)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 10:00 a.m. - 4:00 p.m.
Number of Studies: 12
Avg. 1000 Sq. Ft. GFA: 96

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.10	1.72 - 4.57	2.48 / 3.65	***	0.68 (22%)

Data Plot and Equation



Land Use Descriptions and Data Plots 489

Figure 2. Single Tenant Office Building (Land Use Code 715, GFA)

Average parking generation rates for Code 715 are 3.10 stalls per gross floor area. These demand rates do not change when only the study sites in the 25,000sf to 45,000sf range are considered. Using these demand rates, required parking is 61.8 stalls. The site currently provides 72 stalls, which falls within this recommended range. **Therefore, according to the best ITE data available the project as proposed is expected to meet average parking demand for the long-term future.**

Additional factors that could reduce to the project's parking demand may include the following:

- Adjacent location of 4 on-street parking stalls on 900 East Street
- Proximity to Transit
  - Bus route on Pioneer Road
  - ½-mile to TRAX station
- Location within Draper City Center featuring higher land densities and greater walkability than suburban office locations.
- Availability of bike parking at the project. 12 bike parking stalls are proposed within the structure.

If you have any questions, please contact me at 435.890.4498 or mtaylor@civilsolutionsgroup.net.
Sincerely,

Michael Taylor, P.E.
Civil Solutions Group, Inc.
www.civilsolutionsgroup.net

EXHIBIT K
SUBDIVISION PLAT

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

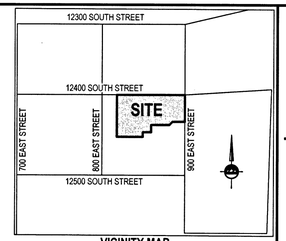
811 Know what's below. Call before you dig.

1. Pursuant to Utah Code Ann. § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.

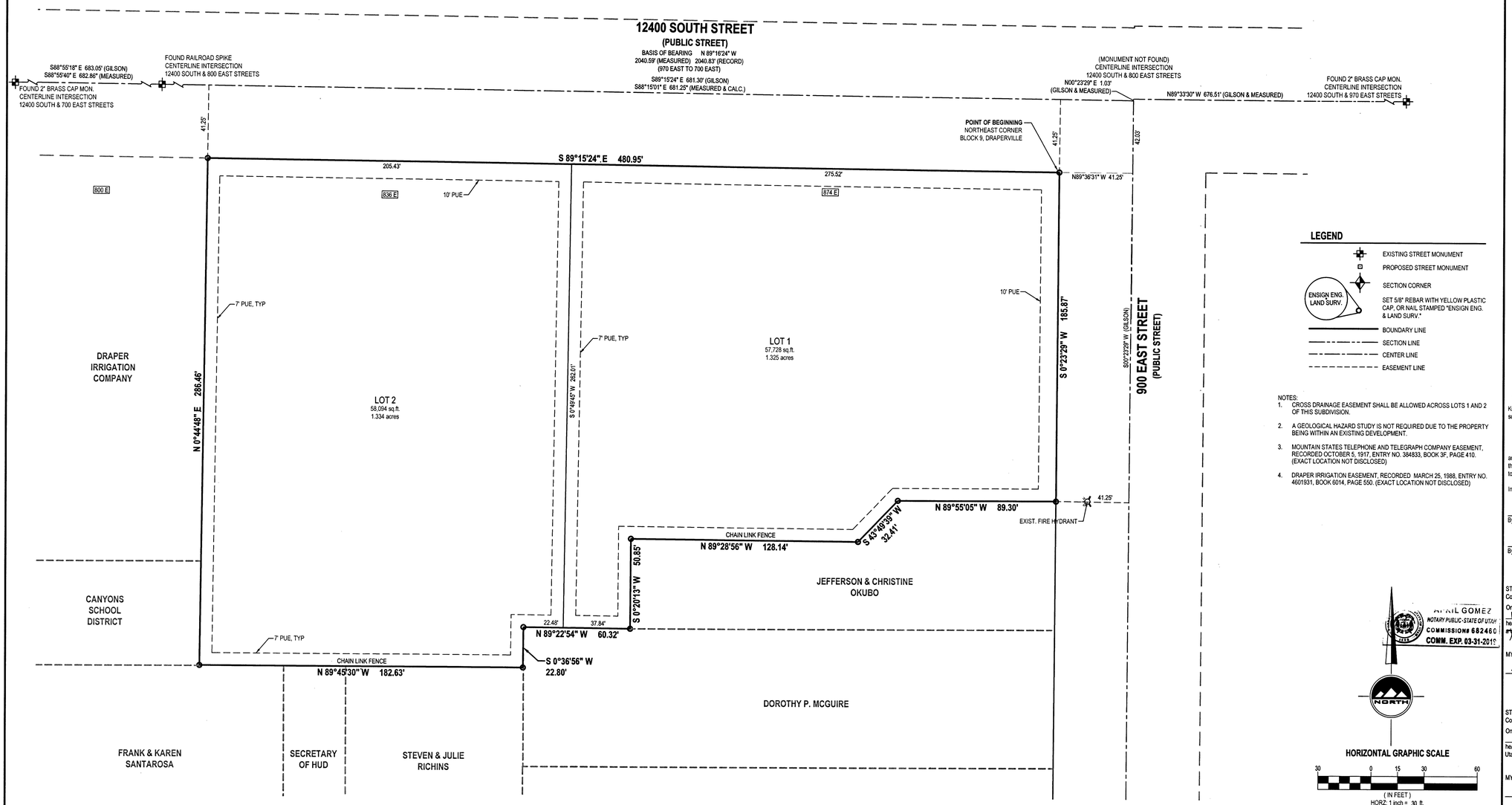
2. Pursuant to Utah Code Ann. § 17-27a-604(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plate solely for the purpose of confirming that the plate contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
(1) A recorded easement or right-of-way
(2) The law applicable to prescriptive rights
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or
(4) Any other provision of law.

SOUTH VALLEY SEWER DISTRICT SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP
NOT TO SCALE



LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE

NOTES:
1. CROSS DRAINAGE EASEMENT SHALL BE ALLOWED ACROSS LOTS 1 AND 2 OF THIS SUBDIVISION.
2. A GEOLOGICAL HAZARD STUDY IS NOT REQUIRED DUE TO THE PROPERTY BEING WITHIN AN EXISTING DEVELOPMENT.
3. MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY EASEMENT, RECORDED OCTOBER 5, 1917, ENTRY NO. 384833, BOOK 3F, PAGE 410. (EXACT LOCATION NOT DISCLOSED)
4. DRAPER IRRIGATION EASEMENT, RECORDED MARCH 25, 1988, ENTRY NO. 4601931, BOOK 6014, PAGE 550. (EXACT LOCATION NOT DISCLOSED)

HORIZONTAL GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.

SURVEYOR'S CERTIFICATE

I, KAREN F. WHITE, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 191326 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as SOUTH VALLEY SEWER DISTRICT SUBDIVISION, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Parts of Lots 4,5,6,and 7, Block 9, Draper Township, being more particularly described as follows:

Beginning at the Northeast Corner of Block 9, Draperville, said point being North 89°33'30" West 676.51 feet along the centerline of 12400 South Street and South 00°23'29" West 42.03 feet and North 89°36'31" West 41.25 feet from the brass cap monument at the centerline intersection of 12400 South Street and 970 East Street,

thence South 00°23'29" West 185.87 feet coincident with the Easterly Line of said Block 9;
thence the following four (4) courses coincident with an existing fence line and the Northerly and Westerly Boundary Lines of a parcel defined in that certain Warranty Deed recorded as Entry No. 11760129:
1) North 89°55'05" West 89.30 feet;
2) South 43°49'39" West 32.41 feet;
3) North 89°28'56" West 128.14 feet;
4) South 00°20'13" West 50.85 feet;
thence the following two (2) courses coincident with an existing fence line and the Northerly and Westerly Boundary Lines of a parcel defined in that certain Reconveyance Deed recorded as Entry No. 11069449:
1) North 89°22'54" West 60.32 feet;
2) South 00°36'56" West 22.80 feet;
thence North 89°45'30" West 182.63 feet coincident with an existing fence line and the Northerly Boundary Lines of parcels defined in that certain Warranty Deed recorded as Entry No. 6410479, that certain Special Warranty Deed recorded as Entry No. 11885515 and that certain Warranty Deed recorded as Entry No. 5501054;
1) thence North 00°44'48" East 286.46 feet coincident with the Westerly Boundary Line of a parcel defined in that certain Warranty Deed recorded as Entry No. 4693541 to a point on the Northerly Boundary Line of said Block 9;
thence South 89°15'24" East 480.95 feet coincident with said Northerly Boundary Line of Block 9 to the point of beginning.

Contains 115,822 Square Feet or 2.66 Acres and 2 Lots

July 30, 2015
DATE

KAREN F. WHITE
P.L.S. 191326

OWNER'S DEDICATION

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

SOUTH VALLEY SEWER DISTRICT SUBDIVISION

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

In witness whereof I / we have hereunto set our hand (s) this 15 day of July A.D., 20 15

By: Wayne H Rullard
Board chairman

By:

~~CORPORATE~~ ACKNOWLEDGMENT

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

On the 15 day of July A.D., 20 15, personally appeared before me Wayne H Rullard, the signer of the foregoing instrument, who duly acknowledged to me that he/she is the Board Chairman of South Valley Sewer District a ~~Utah Corporation~~, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: 3/21/2019

NOTARY PUBLIC RESIDING IN Salt Lake COUNTY.

APRIL GOMEZ
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 682460
COMM. EXP. 03-31-2019

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

On the _____ day of _____ A.D., 20_____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a _____ of _____, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

ROCKY MOUNTAIN POWER NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

QUESTAR NOTE:
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING 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 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 QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

DEVELOPER
SOUTH VALLEY SEWER DISTRICT
874 EAST 12400 SOUTH
DRAPER, UTAH, 84020
801-571-1166
MIKE FOERSTER

WATERPRO
APPROVED THIS 9 DAY OF July 20 15
BY THE WATERPRO.
WATERPRO

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM
LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.590.0187
COLORADO SPRINGS Phone: 719.476.0119

SHEET 1 OF 1
PROJECT NUMBER : 6369
MANAGER : P. Harris
DRAWN BY : B. Greenleaf
CHECKED BY : P. Harris
DATE : 01/23/2015

SURVEY RECORDING DATA
DATE:
DRAWING No.

SOUTH VALLEY SEWER DISTRICT SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

EASEMENT APPROVAL
CENTURYLINK — DATE 7/1/15
ROCKY MOUNTAIN POWER — DATE 7-1-15
QUESTAR GAS CO. — DATE 7-2-15
COMCAST — DATE

SOUTH VALLEY SEWER DISTRICT APPROVAL
APPROVED THIS 9 DAY OF July 20 15
BY THE SOUTH VALLEY SEWER DISTRICT.
SOUTH VALLEY SEWER DISTRICT MANAGER

zoning administrator APPROVAL
APPROVED THIS 23 DAY OF July 20 15
BY THE DRAPER CITY zoning administrator
DRAPER CITY zoning administrator

SALT LAKE VALLEY HEALTH DEPARTMENT APPROVAL
APPROVED THIS 9th DAY OF July 20 15
BY THE SALT LAKE VALLEY HEALTH DEPARTMENT.
Ronald D. Thurd
SALT LAKE VALLEY HEALTH DEPARTMENT

CITY ENGINEER APPROVAL
APPROVED THIS 22nd DAY OF July 20 15
BY THE DRAPER CITY ENGINEER.
Kevin Lodge
DRAPER CITY ENGINEER

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

CITY ATTORNEY'S APPROVAL
APPROVED THIS 27 DAY OF July 20 15
BY THE DRAPER CITY ATTORNEY
DRAPER CITY ATTORNEY

RECORDED # 12110323
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: Draper City
DATE: 08/11/2015 TIME: 2:42 PM BOOK: 2015P PAGE: 178
$32.00
FEES
DEPUTY SALT LAKE COUNTY RECORDER

29-29-354-020 28-29-31 $32 $32.00

EXHIBIT L
APPLICANT REQUEST LETTER

Babcock Design

Wednesday, 18 May 2022

Planning Commission
Draper City
1020 E. Pioneer Road
Draper, UT 84020

Project: Scalar Office Expansion

Below is a deviation request for the above listed project. These are being made based on prior discussion(s) with Todd Draper and in accordance with Draper City code. We appreciate your assistance on this project. Please let us know if there are any questions or further concerns.

Sincerely,

Wesley Baker
Principal
Babcock Design

SCALAR OFFICE EXPANSION

DEVIATION REQUEST

Wednesday, 18 May 2022
Project #: 20077

Babcock Design

This project will be removing an existing building that was constructed in 1983 and does not have any historical value nor does it reflect any of the guidelines of the Town Center Zone. The Owner's company is growing and needs to build a larger building to be able to house the company at one location. They have had the option to purchase/build in other locations within Draper but have not pursued these options as they appreciate the location they are currently at. The new building will allow the Owner to stay in the heart of Draper while upgrading the overall appearance of the existing building and site.

The Owner understands the requirements of the Town Center Zone and wants to build a project that both he and the City of Draper can be proud of. The design requirements of this zone are unique and this project endeavors to provide a building and site improvements that meet these criteria to extent feasible while meeting the Owners' goals.

Deviation A – Building Design.

Per 9-22-030 of the Draper City Code, we would like to request the following deviations from the Building Design Standards and Guidelines:

Parapet

Currently the East façade has a parapet that is longer than 50' which exceeds 9-22-040(D)(2). The zoning requirement is to provide parapet variation in long continuous rooflines that exceed 50'-0" The design currently has modulation in the parapet heights to help break up the profile of the building. We looked at several options to break up this parapet, but we are restricted on the height of the building per the Town Center Guidelines. Additionally, this façade does not have the primary entrance and a change in the parapet may draw attention away from the north façade with the primary entrance.

Articulation

The north and east facades are currently longer than 100'. Based on 9-22-040(C)(2), the design is required to have significant changes in variation that are at least 5' in depth for a minimum of 20' in length. The building was designed with tight site constraints and embraced the Town Center Zone design language. It uses minor façade stepping (less than 5') to help bring in articulation that is more historic in nature. Additionally, the project was recently reviewed by the Draper Historic Commission who appreciated the attention to detail.

Per 9-22-030 (B) we feel the following deviation criteria apply to the above deviations.

1. The proposed development includes additional amenities or pedestrian and bike connectivity in excess of what is otherwise required.

> *The project serves bicyclists well with a total of 12 indoor and 6 well-lighted outdoor spaces for bike parking. Employees that walk or bike can all take advantage of the showers that are in the building. With the proximity to public transit and accommodations for bike parking and showering, the project has provided more than what is required by the development code.*
>
> *Additionally, there is a multi-sport court for the use of Scalar employees that will include a basketball hoop and support for pickleball. Adjacent to the multi-sport court there is fixed seating to provide*

waiting or resting seats for site patrons. There is also an exterior roof terrace for company gatherings, that will have a mix of seating types and outdoor BBQ. These amenities are intended for the site patrons (Scalar employees or guests).

The zoning code does require outdoor seating areas that are convenient to the site patrons, for which the multi-sport court and roof terrace accounts for. Additionally, the code requires outside bike parking and that has been added to the site. The required bike exterior bike parking is provided in addition to the interior secured bike parking. This project has met the zoning requirements and has provided additional amenities for the site patrons with the addition of the multi-sport court, roof terrace, bike racks, showers, etc.

2. The overall percentage of dedicated public or private landscape and open space area exceeds the required amount by more than ten percent (10%).

The landscaping required in the Town Center Zone is 15% of the overall site. The project has 25% and meets the above requirements.

6. The variations are consistent with the purpose of this chapter and any applicable master plan or ordinance.

The building design has really embraced the requirements of the Town Center Zone with the turn of the century styling. It has even taken some inspiration from the Granite Power Station with its repeating arches. To dress up the building, it has employed the use precast elements to provide a bit more upscale look at the arch features and other elements.

9. The amount of primary materials used for a facade is at least ten percent (10%) greater than the minimum required amount.

Town Center Zone requires 80% brick minimum (excluding glazing). On the building we have provided an average of 91% brick on all facades. This exceeds the amount by the required 10%.

Deviation B Parking Lot Deviations

Parking Count

We are requesting a deviation from the Draper required parking ratio as found in DCMC 9-25-100 Table 9-25-1 for Business as this is a general number meant to work for many different types of businesses. We have completed a parking study that shows we are withing recommended ranges for the size and type of business. This study has been completed by an engineer who is licensed in the state of Utah and in compliance with the provisions of 9-25-090(C). See attached.

Parking Diamonds

Per DCMC 9-25-080(H)(2)(a) there is a requirement for landscaping between the rows of parking unless the project can demonstrate:

(1) The site requires a deviation from strict compliance to reduce parking; or
(2) The site would require a deviation from strict compliance to reduce parking in order to implement such landscaping; and
(3) Constraints of the site would necessitate the elimination of required parking spaces or reduction of site boundary landscaping buffers in order to facilitate such landscaping.

The project is requesting to be allowed to utilize tree diamonds between the two rows of parking. As indicated above, we have commissioned a parking study to reduce the number of parking stalls required for strict compliance. Additionally, on the East and North property lines there is a public utility easement forcing the building to sit further West and South. Furthermore, there is a power line on the North side of the building

prohibiting the building from being located closer to the street. With the building's location due to the easements, powerline, etc., the available area for paring is reduced. And there is not enough room to provide the required landscaping between the rows of parking. In order to provide the dividing landscape between rows of parking the project would lose approximately 16 parking stalls which is well below the parking required by city ordinance or as outlined as needed in the Parking Study.

Babcock Design

We realize the landscaping between the rows helps to screen the parked cars from the view of the street. One strategy we employed was to have the parking rows perpendicular to the street and provide oversized landscape islands to provide more opportunity for screening. Finally, it should be noted that as designed with the tree diamonds, the project complies with the required 10% of the parking lot area landscaped.

Conclusion

This project has been designed to be meet and exceed the Town Center Zone. Additionally, this project was approved by the Draper Historic Preservation Commission at the March 16, 2022 meeting. The owner is very interested in building a project that exhibits design excellence with an attention to detail and this design meets those goals and the Draper Town Center Guidelines. We respectfully request your review of these deviation requests.

MEMO

To: Planning Commission
From: Jennifer Jastremsky, AICP
CC:
Date: July 28, 2022
Re: Shipp Barn – Development Agreement Request

Comments:

This application is a request for approval of a Development Agreement for approximately 2.97 acres located on the south side of Stokes Ave., at approximately 570 East Stokes Ave. The property is currently zoned RA2. The applicant is requesting that a Development Agreement Amendment be approved to modify the concept plan in the original agreement to reconfigure the lots.

The findings are as follows:

For approval:

1. The proposal complies with DCMC Sections 9-5-200(C) and (D).

For denial:

1. The proposal does not comply with DCMC Sections 9-5-200(C) and (D).

ATTACHMENTS:

Description	Upload Date	Type
PC Staff Report	7/22/2022	Cover Memo

Development Review Committee
1020 East Pioneer Road
Draper, UT 84020
July 19, 2022

To: Draper City Planning Commission
Business Date: July 28, 2022

From: Development Review Committee

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

Re: **Shipp Barn – Development Agreement Request**

Application No.:	DA-107-2022
Applicant:	Nate Shipp
Project Location:	570 East Stokes Ave.
Current Zoning:	RA2 (Residential Agricultural, 20,000 square foot lot minimum) Zone
Acreage:	2.97 Acres (Approximately 129,372 ft^2)
Request:	Request for approval of a Development Agreement in the RA2 (Residential Agricultural, 20,000 square foot lot minimum) zone regarding a Development Agreement amendment to reconfigure the concept plan and combine two lots into one.

BACKGROUND AND SUMMARY

This application is a request for approval of a Development Agreement for approximately 2.97 acres located on the south side of Stokes Ave., at approximately 570 East Stokes Ave. (Exhibit B & C). The property is currently zoned RA2. The applicant is requesting that a Development Agreement Amendment be approved to modify the concept plan in the original agreement to reconfigure the lots.

The original agreement was approved by the City Council in March 2021.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Low/Medium Density	Exhibit D
Current Zoning	RA2	Exhibit E
Proposed Use	Single-family Dwelling and Accessory Dwelling Unit	
Adjacent Zoning		
East	RA2	
West	RA2	
North	RA2	
South	RA2	

The Residential Low/Medium Density designation is characterized as follows:

Residential Low-Medium Density

LAND USE DESCRIPTION		
CHARACTERISTICS	• Very large lot single-family neighborhoods or ranchettes allows for enhancement of Draper's rural character • Environmentally designed clustered housing with the Suncrest and South Mountain projects being the exceptions • Some natural features and cultivated vegetation is apparent and special care is required in order to preserve those features and areas • Equestrian uses and privileges may exist in certain areas	
LAND USE MIX	Primary • Single-family detached homes	Secondary • Parks • Open space • Churches • Schools
DENSITY	• Density range: up to 2 dwelling units per acre • Reduction for non-buildable areas	
COMPATIBLE ZONING	• Residential Agricultural (RA1) • Residential Agricultural (RA2) • Single-family Residential Hillside (RH) • Master Planned Community (MPC)	
OTHER CRITERIA	• Increased densities within equestrian areas may be allowed only with compliance to specified performance standards and impact mitigation measures • Buffers and transitions around existing low-density single-family residences may consist of open space/ retention areas, lots that are pie-shaped or otherwise larger than standard sized lots or a combination of these and other appropriate design techniques	

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the RA2 zone is to "*foster low density development with little impact on its surroundings and municipal services; to generally preserve the character of the City's semi-rural areas; and to promote and preserve conditions favorable to large-lot family life, including the keeping of limited numbers of animals and fowl. This zone is intended to promote a combination of retail and service facilities which, in character and scale, meet day to day needs of nearby residents.*"

Development Agreement. The original development agreement preserved a historic home that is on Stokes Ave, while allowing for development on the land behind the home into a single lot (Exhibit G). It also addressed future development on adjacent farm land and guaranteed the farm would stay until 2028. The applicant is now looking to reconfigure the property containing the historic home, while not modifying the provisions concerning the farm land (Exhibit F). The original idea was to place the historic home and the area behind the home on separate lots. Now the owner would like to keep the property as one lot, but allow a new house to build behind the historic home. In this proposal the historic home would become an ADU (Accessory Dwelling Unit).

Table 2 Development Agreement

Standard	DCMC Requirements	Proposal	Notes
Lot Size	20,000 sq ft	35,844 sq ft	
ADU Location	Required to be in the Rear yard	Located in the front yard	
ROW Dedication	Requires ROW Dedication	Requires ROW Dedication	
Historic Home Setback	30-feet from ROW	18-feet from ROW	Allows the historic home to remain in its current location and setback to become nonconforming after required ROW is dedicated to the City.

Criteria For Approval.
DCMC does not contain criteria for review and potential approval of a Development Agreement. It does, however; contain a list of items that are required as part of an Agreement and limitations to a Development Agreement, as found in DCMC Section 9-5-200(C) and (D). This section depicts the required materials for such requests as:

C. *Procedure: All development agreements, upon proper execution, shall be recorded with the respective County Recorder's Office, shall run with the land, and shall be binding on all successors in the ownership of the affected property. A development agreement shall contain, at a minimum, the following:*

1. *A legal description of the land subject to the development agreement.*
2. *The restrictions or conditions to be attached to the property including development standards and the provision of public facilities.*
3. *The configuration of the project as shown on a project master plan.*
4. *A statement of the benefits and value the development agreement will have for the City as a whole, including, but not limited to, assurances of design standards, dedication and improvement of open space, parks, trails, amenities, or infrastructure such as public rights-of-way or utilities.*
5. *The time frames for performance by the parties.*
6. *A description of the various City approvals required before the commencement of construction and other procedures that will be required after approval of the development agreement.*
7. *Provisions for enforcement of the terms and conditions of the development agreement.*
8. *Provisions for making amendments to the development agreement.*
9. *The time limitation of the agreement.*
10. *Such other terms as may be proposed and agreed to between the City and developer or subdivider.*

D. *Limitations:*

1. *A development agreement under this section may not:*
   a. *Limit the City's authority in the future to:*
      i. *Enact a land use regulation; or*
      ii. *Take any action allowed under Utah Code Annotated Section 10-8-84, as amended;*
   b. *Require the City to change the zoning designation of an area of land within the City in the future; or*
   c. *Contain a term that conflicts with, or is different from, a standard set forth in an existing land use regulation that governs the area subject to the development agreement, unless the city council approves the development agreement in accordance with the same procedures for enacting a land use regulation under Utah Code Annotated Section 10-9a-502, including a review and recommendation from the planning commission and a public hearing.*
2. *The City may not require a development agreement as the only option for developing land within the City.*
3. *To the extent that a development agreement does not specifically address a matter or concern related to land use or development, the matter or concern is governed by;*
   a. *Utah Code Annotated 10-9a-530, as amended; and*

b. Applicable land use regulations of this Title.

REVIEWS

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

Legal Division Review. The Draper City Attorney has completed his review of the Development Agreement submission. Comments from this division, if any, can be found in Exhibit A.

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

STAFF RECOMMENDATION

Staff recommends that the Planning Commission review the request, receive public comment, and make a decision based on the findings listed below and the criteria for approval, or denial, as listed within the staff report.

The findings for approval as are follows:

1. The proposal complies with DCMC Sections 9-5-200(C) and (D).

The findings for denial as are follows:

1. The proposal does not comply with DCMC Sections 9-5-200(C) and (D).

MODEL MOTIONS

Sample Motion for Approval – I move that we forward a positive recommendation to the City Council for the Development Agreement, as requested by Nate Shipp for Shipp Barn Development Agreement Amendment, application DA-107-2022, based on the findings and subject to the conditions listed in the Staff Report dated July 19, 2022.

Sample Motion for Modified Approval– I move that we forward a positive recommendation to the City Council for the Development Agreement, as requested by Nate Shipp for Shipp Barn Development Agreement Amendment, application DA-107-2022, based on the findings and subject to the conditions listed in the Staff Report dated July 19, 2022 and as modified by the findings and conditions below:

1. List any additional findings and conditions…

Sample Motion for Denial – I move that we forward a negative recommendation to the City Council for the Development Agreement, as requested by Nate Shipp for Shipp Barn Development Agreement Amendment, application DA-107-2022, based on the findings listed in the Staff Report dated July 19, 2022.

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

_____
Draper City Public Works Department

_____
Draper City Planning Division

_____
Draper City Fire Department

_____
Draper City Legal Counsel

_____
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. The proposed Development Agreement ensures the preservation of the historic home on the property.

EXHIBIT B
VICINITY MAP

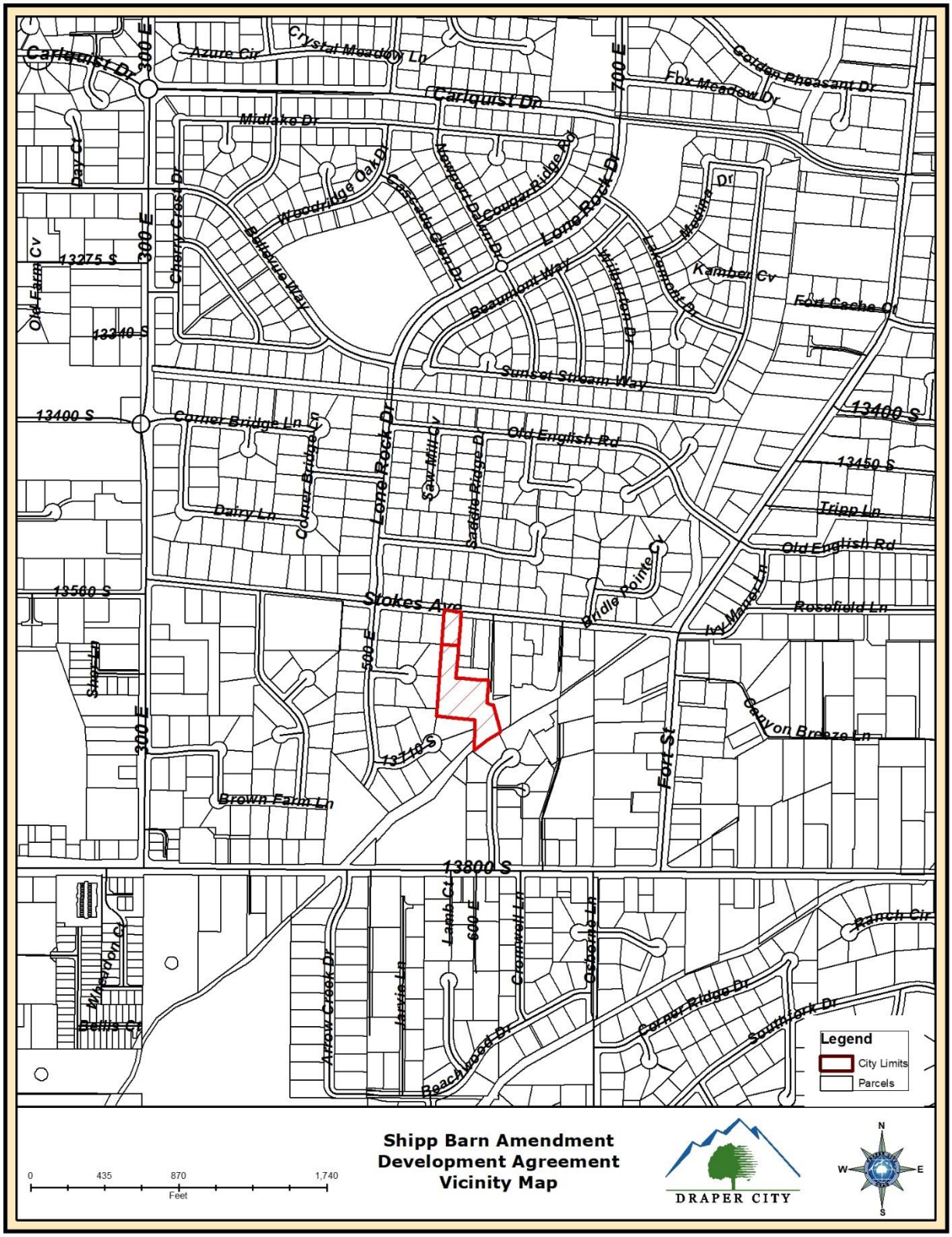


EXHIBIT C
AERIAL MAP

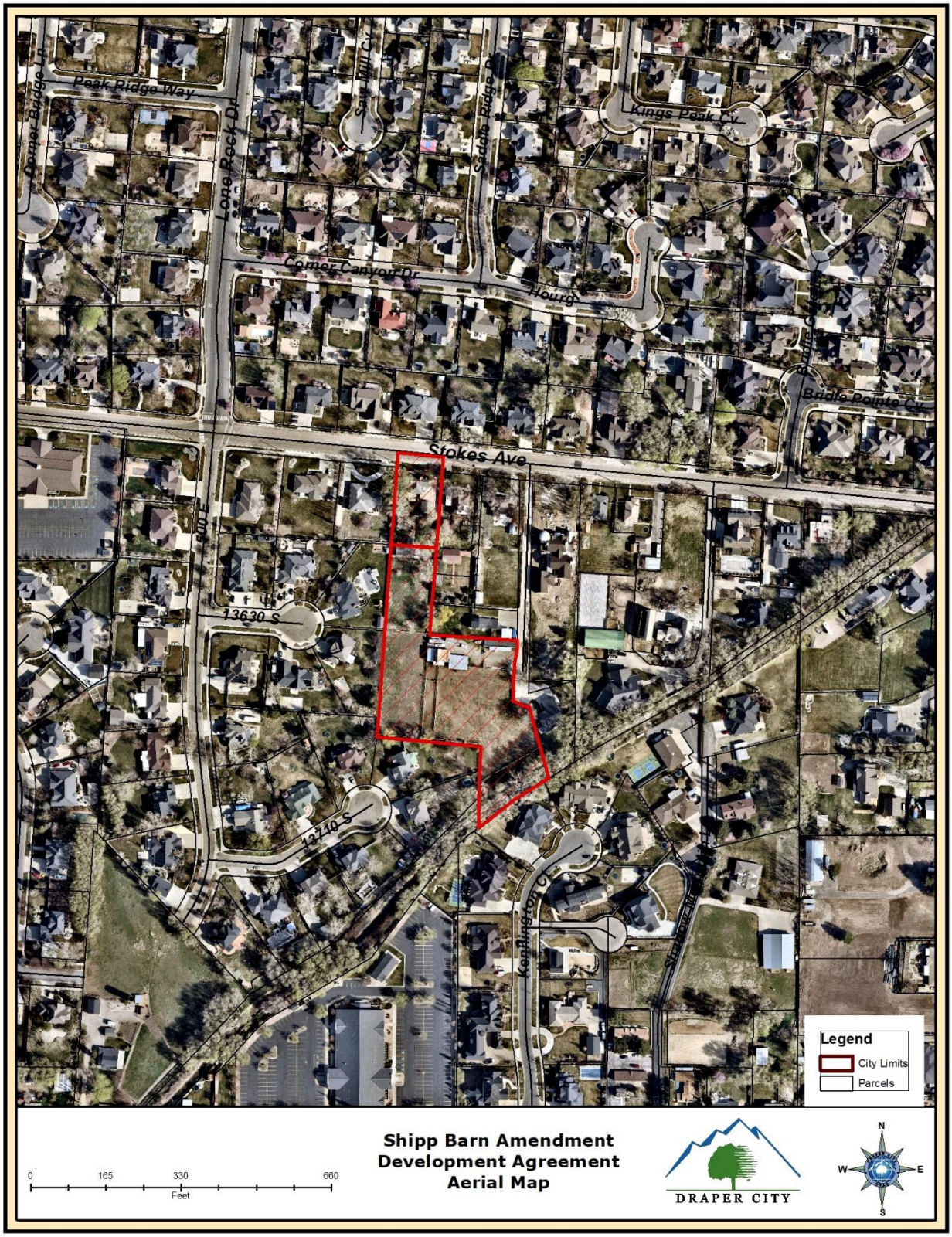


EXHIBIT D
LAND USE MAP

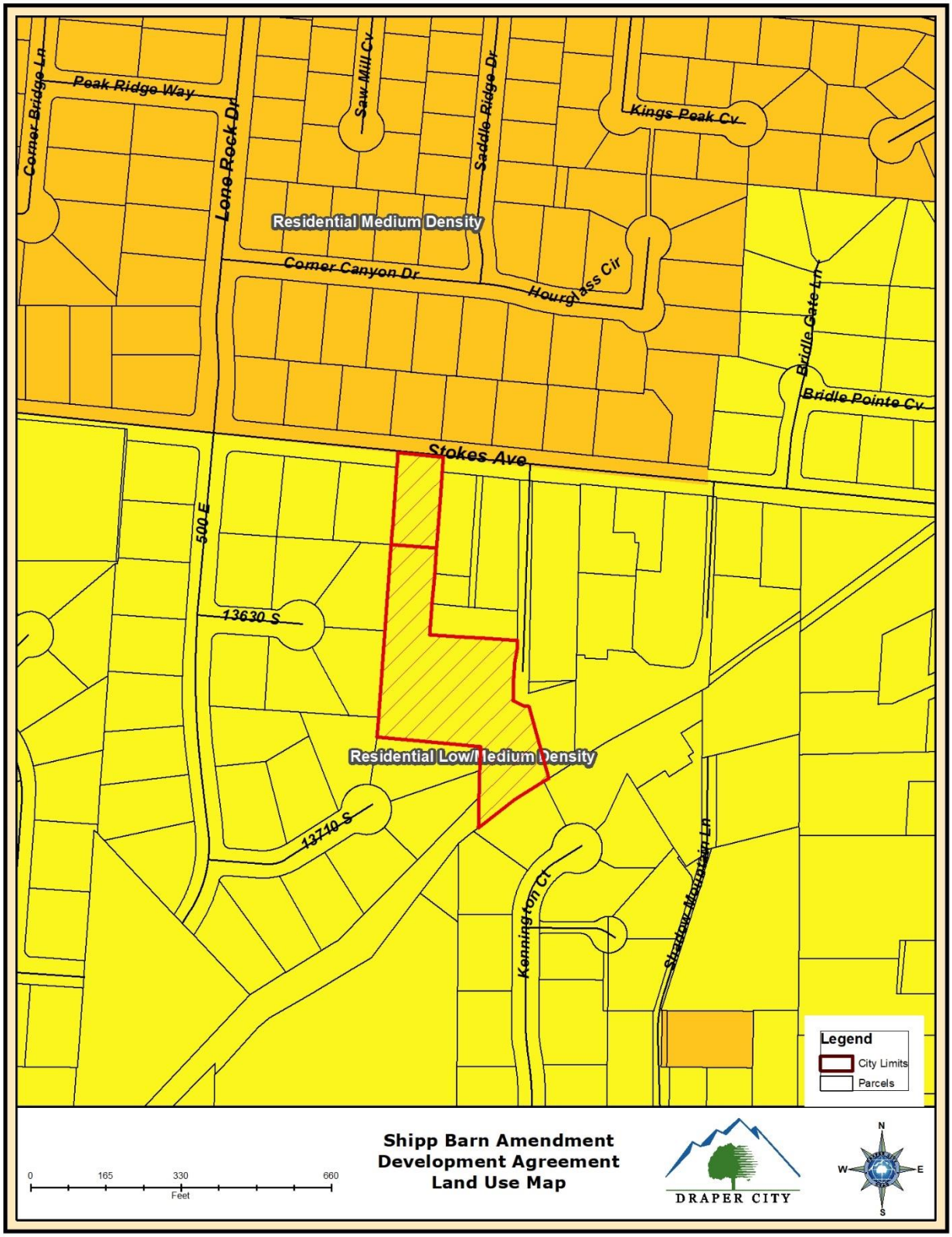


EXHIBIT E
ZONING MAP

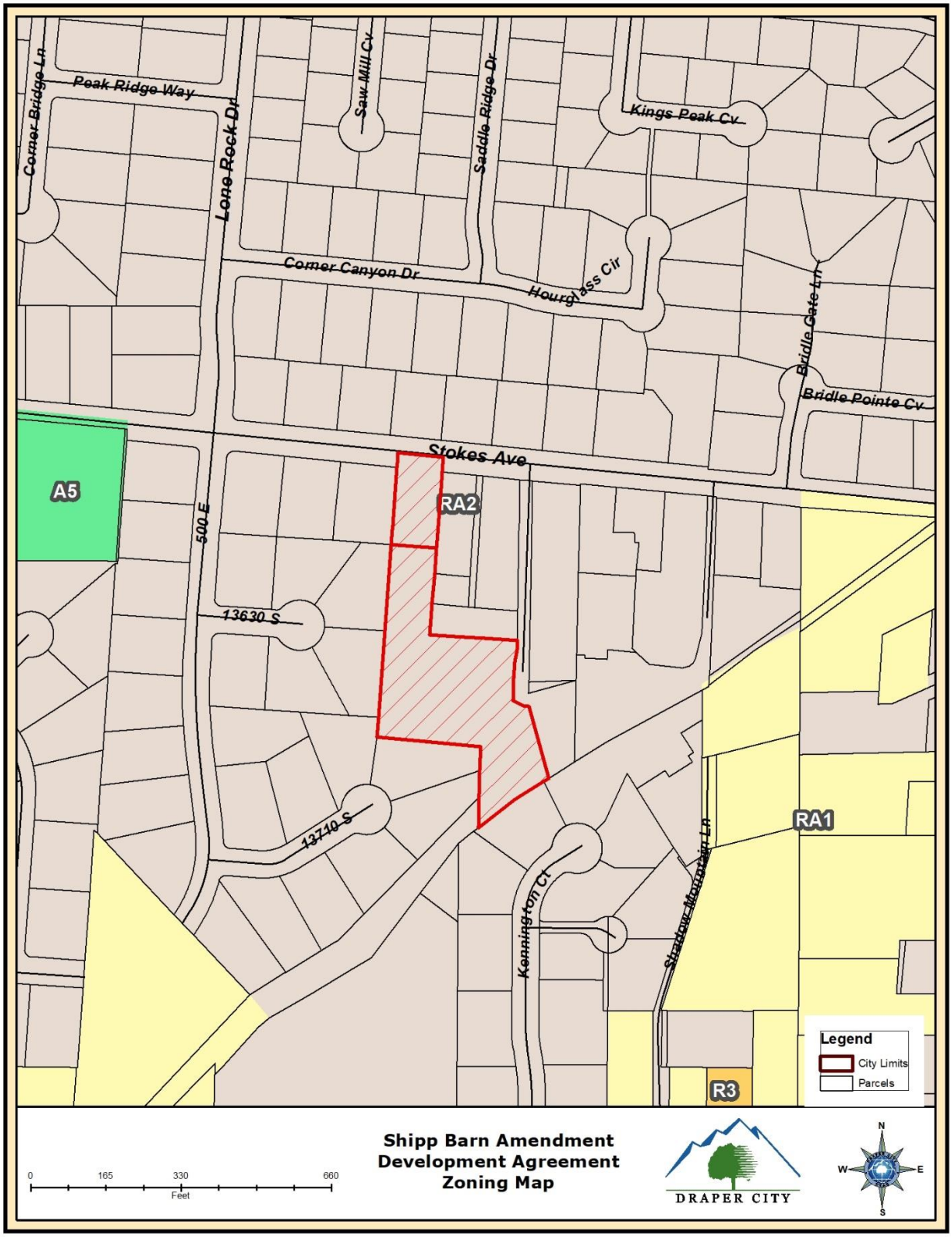


EXHIBIT F
DEVELOPMENT AGREEMENT

WHEN RECORDED, RETURN TO:

Bruce R. Baird
Bruce R. Baird, PLLC
2150 South 1300 East, Suite 500
Salt Lake City, UT 84101

FIRST AMENDMENT

MASTER DEVELOPMENT AGREEMENT FOR SHIPP BARN

THIS FIRST AMENDMENT ("First Amendment") to the MASTER DEVELOPMENT AGREEMENT ("MDA") is made and entered into as of the ___ day of June, 2022 by and between Draper City, a Utah municipality, Shipp Investments, LLC, a Utah limited liability company and the Cami D. Shipp Trust, Nathan D. Shipp Trustee.

RECITALS

A. The capitalized terms used in this First Amendment are defined in the MDA.

B. Shipp Investments, the Trust and the City desire that the MDA be amended to take into account changes to the proposed Project.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City, the Trust and Shipp Investments hereby agree to the following:

TERMS

1. **Replacement of Exhibits "B" and "D"**. Exhibits "A", "B" and "D" of the MDA are hereby replaced in their entirety with Exhibits "A1", "B1" and "D1".

2. **Amendment of Section 6.1.** Section 6.1 of the MDA is amended to read as follows:

6.1 Construction by and Shipp Investments. Shipp Investments shall obtain a Minor Subdivision, including public right-of-way dedication on Stokes Avenue, and Land Disturbance Permit from the City and construct the curb, gutter and sidewalk improvements as shown on the Master Plan. The curb, gutter and sidewalk shall be completed to City Standards no later than October 15, 2023. After acceptance by the City the curb, gutter and sidewalk shall become the property of the City.

3. **Acknowledgement of Continuing Effectiveness of the MDA.** Other than as specifically provided in this First Amendment the Parties acknowledge that the MDA remains in full force and effect.

4. **Authority.** The Parties to this MDA each warrant that they have all of the necessary authority to execute this MDA. Specifically, on behalf of the City, the signature of the City Manager of the City is affixed to this MDA lawfully binding the City pursuant to Ordinance No. ___ adopted by the City on June ___, 2022.

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

Shipp Investments

_____
By: _____
Its: _____
Date: _____

CITY
Draper City

_____
By: _____,
Its: City Manager
Date: _____

The Trust

_____
By: _____
Its: _____
Date: _____

Approved as to form and legality: Attest:

_____ _____
City Attorney City Recorder

CITY ACKNOWLEDGMENT

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

On the ___ day of July, 2022 personally appeared before me _____who being by me duly sworn, did say that he is the City Manager of Draper City, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its City Council and said City Manager acknowledged to me that the City executed the same.

_____
NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

SHIPP INVESTMENTS ACKNOWLEDGMENT

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

On the ___ day of July, 2022, personally appeared before me _____, who being by me duly sworn, did say that he/she is the _____ of _____, a Utah _____ and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

_____
NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

THE TRUST ACKNOWLEDGMENT

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

On the ___ day of July, 2022, personally appeared before me _____, who being by me duly sworn, did say that he/she is the _____ of _____, a Utah _____ and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

_____
NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

TABLE OF EXHIBITS

Exhibit “A1”	Amended Legal Description
Exhibit “B1”	Amended Master Plan
Exhibit “D1”	Amended Exceptions to City’s Vested Laws

Exhibit "A1"
Amended Legal Description

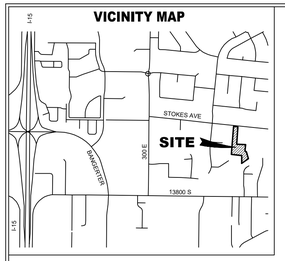
A portion of the Northeast Quarter of Section 6, Township 4 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the north line of Kennington Estates Subdivision, said point being located N0°35'00"E along the Section line 824.41 feet and West 549.74 feet from the East Quarter Corner of Section 6, T4S, R1E, S.L.B.& M.; thence along said subdivision line the following two (2) courses: S58°34'38"W 88.26 feet; thence S52°28'54"W 101.14 feet; thence along the Hunter's Point Subdivision and the extension thereof the following three (3) courses: N1°41'37"E 178.39 feet; thence N84°31'32"W 227.92 feet; thence N4°25'18"E 591.91 feet; thence N4°25'47"E 29.46 feet; thence S84°44'00"E 100.22 feet; thence along an existing fence line and the extension thereof the following two (2) courses: S4°15'44"W 85.75 feet; thence S4°49'56"W 302.09 feet; thence S86°09'54"E 56.36 feet; thence S86°12'46"E 65.98 feet; thence S86°33'15"E 71.13 feet; thence S5°04'27"W 21.18 feet; thence S9°23'49"W 27.46 feet; thence S3°25'07"W 36.13 feet to an existing fence line; thence along said existing fence line the following four (4) courses: S2°16'55"W 48.05 feet; thence S63°46'49"E 25.25 feet; thence S83°58'47"E 11.93 feet; thence S15°29'11"E 165.17 feet to the point of beginning.

Contains: ±2.97 Acres

Exhibit "B1"
Amended Master Plan

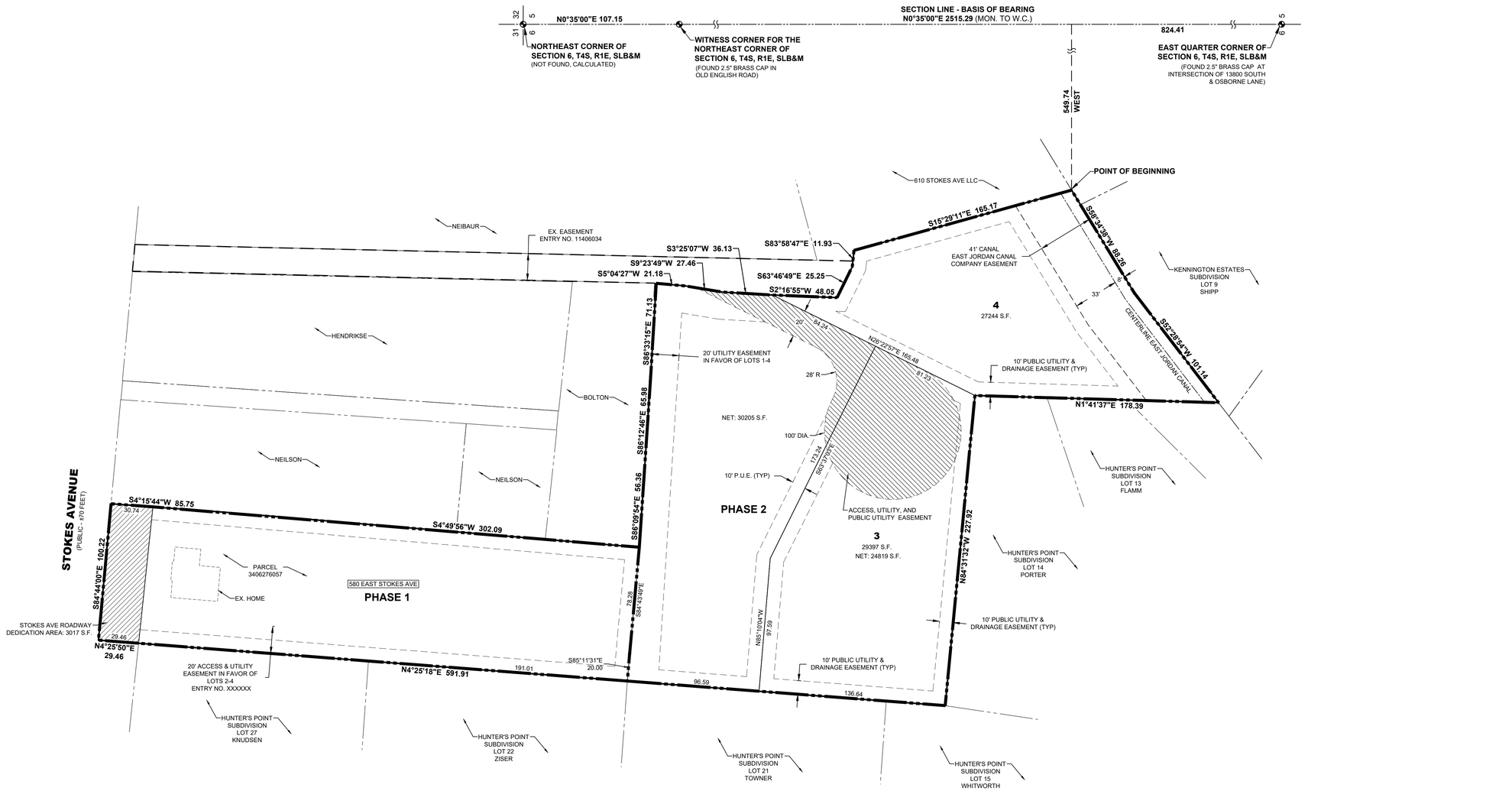
VICINITY MAP



NORTH

SCALE: 1" = 40'

40 20 0 40



NOTES

1. ALL STORM DRAINAGE TO BE RETAINED ON-SITE WITHIN EACH LOT.

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

NATE SHIPP
570 EAST STOKES AVENUE, DRAPER, UTAH

AMENDED MASTER PLAN EXHIBIT B1

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2012-0635
DRAWN BY: RWH/TJP
DESIGNED BY: GDM
SCALE: 1"=40'
DATE: 07/13/2022
SHEET 1

LEI
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Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

LEI# 12-0635

U:\LAND DESKTOP PROJECTS\12-0635 NATE SHIPP LLA\DWG\CONCEPTS\12-0635 NATE SHIPP AMENDED MP EXHIBIT.DWG 7/13/2022 4:36 PM

Exhibit "D1"

Exceptions to the City's Vested Laws

- The layout and configuration of Lots 2, 3, and 4 are conceptually approved and will be created at a later date from Phase 1 by a Minor Subdivision pursuant to the administrative processes in the City's Vested Laws. The property which will be Lots 2, 3 and 4 shall be allowed to remain as a remnant parcel until subdivided in the future. Existing accessory structures may remain on the property until such time as the lots are subdivided. This is a deviation from DCMC Section 17-5-020(H) which prohibits remnant parcels and DCMC Section 9-10-030(B)(2) which prohibits accessory structures without a primary structure.
- When developed, Lots 2, 3, and 4 will be allowed to be accessed off the 20' east access lane. The existing private lane will not be required to be widened at the time of the subdivision, as would normally be required under DCMC Section 9-27-150. At no time shall the width of the asphalt improvements be less than 20' wide.
- The Existing Home shall be considered as a permitted Detached Accessory Dwelling Unit in the front yard of a new home to be constructed on Phase 1 as shown on the Amended Master Plan, Exhibit "B1".This is a deviation from DCMC Section 9-31-040(B)(3) which requires Detached Accessory Dwelling Units to be located within the rear yard.
- Required dedication and right-of-way improvement area on Stokes Avenue will reduce the setback of the Existing Home to less than the required 30-foot minimum. DCMC Section 9-31-040(B)(2) requires all Detached Accessory Dwelling Units to comply with the same setbacks as the main building. The change in use of the Existing Home from a primary dwelling unit to a Detached Accessory Dwelling Unit will not require additional setback from any new right-of-way boundary that is established due to required dedication or right-of-way improvement.

EXHIBIT G
ORIGINAL DEVELOPMENT AGREEMENT

26-NF

13617926
04/01/2021 01:36 PM $0.00
Book - 11148 Pg - 5285-5310
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
DRAPER RECORDERS OFFICE
1020 E. PIONEER RD
DRAPER UT 84020
BY: JLA, DEPUTY - MA 26 P.

FINAL

03/16/2021

MASTER DEVELOPMENT AGREEMENT
FOR
SHIPP BARN

March 16, 2021

WHEN RECORDED, RETURN TO:

WHEN RECORDED, MAIL TO:
Draper City Recorder
1020 E. Pioneer Rd.
Draper, UT 84020

MASTER DEVELOPMENT AGREEMENT FOR SHIPP BARN

THIS MASTER DEVELOPMENT AGREEMENT is made and entered into as of the 16th day of March, 2021 by and between Draper City, a Utah municipality, Shipp Investments, LLC, a Utah limited liability company and the Cami D. Shipp Trust, Nathan D. Shipp Trustee.

RECITALS

A. The capitalized terms used in this MDA and in these Recitals are defined in Section 1.2, below.

B. Shipp Investments and the Trust each own certain of the Properties.

C. Shipp Investments, the Trust and the City desire that the Properties be developed in a unified and consistent fashion pursuant to the Master Plan.

D. The Parties acknowledge that development of the Properties pursuant to this MDA will result in planning and economic benefits to the City and its residents by, among other things, requiring orderly development of the Properties.

E. The Parties desire to enter into this MDA to specify the rights and responsibilities of Shipp Investments and the Trust to develop the Properties as expressed in this MDA and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this MDA.

F. The Parties understand and intend that this MDA is a "development agreement" within

the meaning of, and entered into pursuant to the terms of Utah Code Ann. §10-9a-101 (2020) *et seq.*

G. The Properties are zoned RA2.

H. This MDA conforms with the intent of the City's General Plan and the Zoning.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City, the Trust and Shipp Investments hereby agree to the following:

TERMS

1. **Incorporation of Recitals and Exhibits/ Definitions.**

1.1. **Incorporation.** The foregoing Recitals and Exhibits "A" – "D" are hereby incorporated into this MDA.

1.2. **Definitions.** As used in this MDA, the words and phrases specified below shall have the following meanings:

1.2.1. **Act** means the Land Use, Development, and Management Act, Utah Code Ann. § 10-9a-101 (2020), *et seq.*

1.2.2. **Administrator** means the person designated by the City as the Administrator of this MDA.

1.2.3. **City** means Draper City, a Utah municipality.

1.2.4. **City's Future Laws** means the ordinances, policies, standards, and procedures which may be in effect as of a particular time in the future when a Development Application is submitted for a part of the Project and which may or may not be applicable to the Development Application depending upon the provisions of this MDA.

1.2.5. **City's Vested Laws** means the ordinances, policies, standards and procedures of the City in effect as of the date of this MDA, a digital copy of which is attached as Exhibit "C".

1.2.6. **Council** means the elected City Council of the City.

1.2.7. **Default** means a material breach of this MDA as specified herein.

1.2.8. **Denied** means a formal denial issued by the final decision-making body of the City for a particular type of Development Application but does not include review comments or "redlines" by City staff.

1.2.9. **Development** means the development of a portion of the Properties pursuant to an approved Development Application.

1.2.10. **Development Application** means an application to the City for development of a portion of the Project including a Subdivision or any other permit, certificate or other authorization from the City required for development of the Project.

1.2.11. **Exceptions to City's Vested Laws** means those minor deviations from the City's Vested Laws necessary for the development of the Project as more fully specified in Exhibit "D" and referenced in Section 3.1, below.

1.2.12. **Existing Home** means the currently existing home located at 570 East Stokes Avenue.

1.2.13. **Final Plat** means the recordable map or other graphical representation of land prepared in accordance with Utah Code Ann. § 10-9a-603 (2020), or any successor provision, and approved by the City, effectuating a Subdivision of any portion of the Project.

1.2.14. **Master Plan** means the conceptual layout for the Project attached as Exhibit "B".

1.2.15. **MDA** means this Master Development Agreement including all of its Exhibits.

1.2.16. **Notice** means any notice to or from any Party to this MDA that is either required or permitted to be given to another party.

1.2.17. **Party/Parties** means, in the singular, the Trust, Shipp Investments or the City; in the plural Shipp Investments, the Trust and the City.

1.2.18. **Pasture** means that area shown on the Master Plan as Lots 2, 3 and 4 which is currently used as a pasture.

1.2.19. **Planning Commission** means the City's Planning Commission.

1.2.20. **Project** means the total development to be constructed on the Properties pursuant to this MDA with the associated public and private facilities, and all of the other aspects approved as part of this MDA.

1.2.21. **Properties** means the real properties owned by and to be developed by Shipp Investments or the Trust more fully described in Exhibit "A".

1.2.22. **Public Infrastructure** means those elements of infrastructure that are planned to be dedicated to the City as a condition of the approval of a Development Application.

1.2.23. **Shipp Investments** means Shipp Investments, LLC, a Utah Limited liability company.

1.2.24. **Subdivision** means the division of any portion of the Project into developable lots pursuant to State Law and/or the Zoning Ordinance.

1.2.25. **Subdivision Application** means the application to create a Subdivision.

1.2.26. **The Trust** means the Cami D. Shipp Trust, Nathan D. Shipp Trustee.

1.2.27. **Zoning** means the RA2 zoning for the Properties.

1.2.28. **Zoning Ordinance** means the City's Land Use and Development Ordinance adopted pursuant to the Act that was in effect as of the date of this MDA as a part of the City's Vested Laws.

2. **Development of the Project.**

2.1. **Compliance with the Master Plan and this MDA.** Development of the Project shall be in accordance with the City's Vested Laws, the City's Future Laws (to the extent that these are applicable as otherwise specified in this MDA), the Master Plan and this MDA.

2.2. **Preservation of Existing Home.** The Existing Home shall not be demolished during the term of this MDA. The Trust, and any assignee thereof, shall take reasonable steps to preserve and maintain the look, feel and historical aspects of the Existing Home such that it is suitable for human occupation.

2.3. **Repairs for Catastrophic Damage.** The Trust shall purchase an insurance policy to protect the existing home from fire, theft, vandalism, wind and hail. The Trust shall not be responsible to rebuild or repair the Existing Home if an uninsured event occurs or if the insurance provider is unwilling to provide like kind materials to preserve and maintain the look, feel and historical aspects of the Existing Home. If the Existing Home is damaged due to an uninsured peril or an event beyond the reasonable control of the Trust so that it cannot be restored in a commercially reasonable manner then this provision shall expire.

2.4. **Pasture.** Shipp Investments shall maintain the Pasture in its current pastoral state until at least December 31, 2028. The Pasture shall be maintained by Shipp Investments in compliance with the City's Vested Laws.

2.5. **Dispute Resolution.** If there is any dispute about the subject of this Section 2 that dispute shall be resolved pursuant to the provisions of Sections 7.3 - 7.5.

3. **Vested Rights.**

3.1. **Vested Rights Granted by Approval of this MDA.** To the maximum extent permissible under the laws of Utah and the United States and at equity, the Parties intend that this MDA grants the Trust and Shipp Investments all rights to develop the Project in fulfillment of this MDA, the City's Vested Laws (with the Exceptions to the City's Vested Laws specified in Exhibit "D"), the Zoning and the Master Plan except as specifically provided herein. The Parties specifically intend that this MDA grant to the Trust and Shipp Investments "vested rights" as that term is construed in Utah's common law and pursuant to Utah Code Ann. § 10-9a-509 (2020).

3.2. **Exceptions.** The restrictions on the applicability of the City's Future Laws to the Project as specified in Section 3.1 are subject to only the following exceptions:

3.2.1. Agreement by the Trust and Shipp Investments. City's Future Laws that the Trust and Shipp Investments agree in writing to the application thereof to the Project;

3.2.2. State and Federal Compliance. City's Future Laws which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project;

3.2.3. Codes. Any City's Future Laws that are updates or amendments to existing building, plumbing, mechanical, electrical, dangerous buildings, drainage, fire or

similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual on Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;

3.2.4. Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated;

3.2.5. Fees. Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law;

3.2.6. Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, and imposed by the City and which meet all requirements of the U. S. Constitution, Utah Constitution, law and applicable statutes, including but not limited to Utah Code Ann. Section 11-36a-101 (2020) *et seq.*;

3.2.7. Planning and Zoning Modification. Changes by the City to its planning principles and design standards such as architectural or design requirements, setbacks or similar items so long as such changes are generally applicable across the entire City and do not materially and unreasonably increase the costs of the Development of the Master Plan; or

3.2.8. Compelling, Countervailing Interest. Laws, rules or regulations that the City's

land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. § 10-9a-509(1)(a)(i) (2020).

4. **Term of Agreement.** The effective date of this MDA shall be until December 31, 2046.

5. **Application Under City's Future Laws.** Without waiving any rights granted by this MDA, Shipp Investments or the Trust may at any time, choose to submit a Development Application for all or part of the Project under the City's Future Laws in effect at the time of the Development Application so long as Shipp Investments or the Trust is not in current breach of this Agreement.

6. **Public Infrastructure.**

6.1. **Construction by and Shipp Investments.** Shipp Investments shall obtain a Minor Subdivision and Land Disturbance Permit from the City and construct the curb, gutter and sidewalk improvements as shown on the Master Plan. The curb, gutter and sidewalk shall be completed to City standards no later than October 15, 2021. After acceptance by the City the curb, gutter and sidewalk shall become the property of the City.

6.2. **Bonding.** If and to the extent required by the City's Vested Laws, unless otherwise provided by Chapter 10-9a of the Utah Code as amended, security for any Public or private Infrastructure is required by the City then Applicant shall provide it in a form acceptable to the City as specified in the City's Vested Laws. Partial releases of any such required security shall be made as work progresses based on the City's Vested Laws and improvement completion assurance agreements, if any.

7. **Default.**

7.1. **Notice.** If Shipp Investments or the Trust or the City fails to perform their respective

obligations hereunder or to comply with the terms hereof, the Party believing that a Default has occurred shall provide Notice to the other Party.

7.2. **Contents of the Notice of Default.** The Notice of Default shall:

7.2.1. Specific Claim. Specify the claimed event of Default;

7.2.2. Applicable Provisions. Identify with particularity the provisions of any applicable law, rule, regulation or provision of this MDA that is claimed to be in Default;

7.2.3. Materiality. Identify why the Default is claimed to be material; and

7.2.4. Optional Cure. If the City chooses, in its discretion, it may propose a method and time for curing the Default which shall be of no less than thirty (30) calendar days duration.

7.3. **Meet and Confer.** If any Party gives a Notice of Default the Parties shall meet within twenty-one (21) calendar days of the Notice of Default in a good faith effort to resolve the issues specified in the Notice.

7.4. **Mediation.** If the Parties are unable to resolve the Notice of a Default pursuant to the Meet and Confer provision of Section 7.3 the Parties shall attempt within fifteen (15) calendar days to appoint a mutually acceptable mediator with knowledge of the issue in dispute. If the Parties are unable to agree on a single acceptable mediator they shall each, within fifteen (15) calendar days, appoint their own representative. These two representatives shall, between them, choose the single mediator. The Parties shall split the fees of the chosen mediator, each Party paying 50% of the fees. The chosen mediator shall within fifteen (15) calendar days, review the positions of the Parties regarding the Dispute and promptly attempt to mediate the issue between the Parties. If the Parties are

unable to reach agreement, the mediator shall notify the Parties in writing of the resolution that the mediator deems appropriate. The mediator's opinion shall not be binding on the Parties.

7.5. **Arbitration.** If the Parties are unable to resolve a Notice of Default through mediation, the Parties shall then attempt within fifteen (15) calendar days to appoint a mutually acceptable arbitrator with knowledge of the issue in dispute. If the Parties are unable to agree on a single acceptable arbitrator they shall each, within fifteen (15) calendar days, each Party shall appoint their own individual appropriate expert. These two experts shall, between them, choose the single arbitrator. The Parties shall split the fees of the chosen arbitrator, each Party paying 50% of the fees. The chosen arbitrator shall within fifteen (15) calendar days, review the positions of the Parties regarding the Dispute and render a decision. The arbitrator shall ask the prevailing Party to draft a proposed order for consideration and objection by the other side. Upon adoption by the arbitrator, and consideration of such objections, the arbitrator's decision shall be final and binding upon the Parties. If the arbitrator determines as a part of the decision that the position of a Party was not only incorrect but was also maintained unreasonably and not in good faith then the arbitrator may order that offending Party to pay the arbitrator's fees. Any award or decision in arbitration may be enforced pursuant to the Utah Uniform Arbitration Act, Chapter 11 of Title 78B of the Utah Code.

7.6. **Emergency Defaults.** The requirements of Sections 7.3, 7.4 and 7.5 shall not apply to any Default that the City declares in the Notice of Default to be an emergency related to the fundamental purpose of this MDA such as the eminent demolition of the Existing Home.

7.7. **Remedies.** The City shall be entitled to all rights and remedies available at law and in equity, including, but not limited to, injunctive relief and/or specific performance; the right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular Default; and the right to withhold all further reviews, approvals, licenses, building permits and/or other permits for development of the Project until the Default has been cured.

7.8. **Limitation on Recovery for Default – No Damages.** Anything in this MDA notwithstanding no Party shall be entitled to any claim for any monetary damages as a result of any breach of this MDA and each Party waives any claims thereto. The sole remedy available to Shipp Investments or the Trust shall be that of specific performance.

8. **Notices.** All notices required or permitted under this MDA shall, in addition to any other means of transmission, be given in writing by certified mail and regular mail to the following address:

To Shipp Investments:

Nathan Shipp
Shipp Investments
14034 South 145 East
Suite 204
Draper UT 84020
nate@daiutah.com
801-259-6145

To the Trust:

Nathan Shipp
Cami D. Shipp Trust
14034 South 145 East
Suite 204
Draper UT 84020
nate@daiutah.com
801-2596145

With a Copy to:

Bruce R. Baird
Bruce R. Baird, PLLC
2150 South 1300 East, Suite 500
Salt Lake City, UT 84101
bbaird@difficultdirt.com
801.647.1400

To the City:

Draper City
Attn: City Manager
David Dobbins
1020 East Pioneer Road
Draper, UT 84020
David.dobbins@draper.ut.us
(801) 576-6500

With a Copy to:

Draper City
Attn: City Attorney
Mike Barker
1020 East Pioneer Road
Draper, UT 84020
Mike.barker@draper.ut.us
(801) 576-6500

8.1. **Effectiveness of Notice.** Except as otherwise provided in this MDA, each Notice shall be effective and shall be deemed delivered on the earlier of:

8.1.1. Hand Delivery. Its actual receipt, if delivered personally, by courier service, or by facsimile provided that a copy of the facsimile Notice is mailed or personally delivered as set forth herein on the same day and the sending party has confirmation of transmission receipt of the Notice. If the copy is not sent on the same day, then notice shall be deemed effective the date that the mailing or personal delivery occurs.

8.1.2. Electronic Delivery. Its actual receipt if delivered electronically by email

provided that a copy of the email is printed out in physical form and mailed or personally delivered as set forth herein on the same day and the sending party has an electronic receipt of the delivery of the Notice. If the copy is not sent on the same day, then notice shall be deemed effective the date that the mailing or personal delivery occurs.

8.1.3. Mailing. On the day the Notice is postmarked for mailing, postage prepaid, by First Class or Certified United States Mail and actually deposited in or delivered to the United States Mail. Any party may change its address for Notice under this MDA by giving written Notice to the other party in accordance with the provisions of this Section.

9. **Headings.** The captions used in this MDA are for convenience only and a not intended to be substantive provisions or evidence of intent.

10. **No Third-Party Rights/No Joint Venture.** This MDA does not create a joint venture relationship, partnership or agency relationship between the City, the Trust or Shipp Investments. Further, the Parties do not intend this MDA to create any third-party beneficiary rights. The Parties acknowledge that this MDA refers to a private development and that the City has no interest in, responsibility for or duty to any third parties concerning any improvements to the Properties or unless the City has accepted the dedication of such improvements at which time all rights and responsibilities except for warranty bond requirements under City's Vested Laws and as allowed by state law for the dedicated public improvement shall be the City's.

11. **Assignability.** The rights and responsibilities of the Trust or Shipp Investments under this MDA may be assigned in whole or in part, respectively, by the Trust or Shipp Investments with the consent of the City as provided herein.

11.1. **Sale of Lots.** Shipp Investments' selling or conveying lots in any approved Subdivision or Parcels to builders or end-users shall not be deemed to be an "assignment" subject to the above-referenced approval by the City.

11.2. **Related Entity.** The Trust or Shipp Investments transfer of all or any part of the Properties to any entity "related" to the Trust or Shipp Investments (as defined by regulations of the Internal Revenue Service in Section 165), the Trust or Shipp Investments' entry into a joint venture for the development of the Project or the Trust or Shipp Investments' pledging of part or all of the Project as security for financing shall also not be deemed to be an "assignment" subject to the above-referenced approval by the City unless specifically designated as such an assignment by the Trust or Shipp Investments. The Trust or Shipp Investments shall give the City Notice of any event specified in this sub-section within fifteen (15) calendar days after the event has occurred. Such Notice shall include providing the City with all necessary contact information for the newly responsible party.

11.3. **Notice.** The Trust or Shipp Investments shall give Notice to the City of any proposed assignment and provide such information regarding the proposed assignee that the City may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing the City with all necessary contact information for the proposed assignee.

11.4. **Time for Objection.** Unless the City objects in writing within thirty (30) calendar days of notice, the City shall be deemed to have approved of and consented to the assignment.

11.5. **Partial Assignment.** If any proposed assignment is for less than all of the Trust or

Shipp Investments' rights and responsibilities then the assignee shall be responsible for the performance of each of the obligations contained in this MDA to which the assignee succeeds. Upon any such approved partial assignment the Trust or Shipp Investments shall not be released from any future obligations as to those obligations which are assigned but shall remain responsible for the performance of any obligations herein.

11.6. **Denial.** The City may only withhold its consent if the City is not reasonably satisfied of the assignee's financial ability to perform the obligations of the Trust or Shipp Investments proposed to be assigned or there is an existing breach of a development obligation owed to the City by the assignee or related entity that has not either been cured or in the process of being cured in a manner acceptable to the City.

11.7. **Assignees Bound by MDA.** Any assignee shall consent in writing to be bound by the assigned terms and conditions of this MDA as a condition precedent to the effectiveness of the assignment. That consent shall specifically acknowledge the provisions of Section 2.

12. **Binding Effect.** This MDA shall be binding on any owner of the Properties.

13. **No Waiver.** Failure of any Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future date any such right or any other right it may have.

14. **Severability.** If any provision of this MDA is held by a court of competent jurisdiction to be invalid for any reason, the Parties consider and intend that this MDA shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this MDA shall remain in full force and affect.

15. **Force Majeure.** Any prevention, delay or stoppage of the performance of any obligation

under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.

16. **Time is of the Essence.** Time is of the essence to this MDA and every right or responsibility shall be performed within the times specified.

17. **Appointment of Representatives.** To further the commitment of the Parties to cooperate in the implementation of this MDA, the Trust and Shipp Investments each shall designate and appoint a representative to act as a liaison between the City and its various departments and the Shipp Investments and the Trust. The initial representative for the City shall be the City Manager. The initial representative for the Trust and Shipp Investments shall be Nate Shipp. The Parties may change their designated representatives by Notice. The representatives shall be available at all reasonable times to discuss and review the performance of the Parties to this MDA and the development of the Project.

18. **Applicable Law.** This MDA is entered into in Salt Lake County in the State of Utah and shall be construed in accordance with the laws of the State of Utah irrespective of Utah's choice of law rules.

19. **Venue.** Any action to enforce this MDA shall be brought only in the Third District Court for the State of Utah, Salt Lake City Division.

20. **Entire Agreement.** This MDA, and all Exhibits thereto, is the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a

subsequent written amendment signed by all Parties.

21. **Mutual Drafting.** Each Party has participated in negotiating and drafting this MDA and therefore no provision of this MDA shall be construed for or against any Party based on which Party drafted any particular portion of this MDA.

22. **Recordation and Running with the Land.** This MDA shall be recorded in the chain of title for the Project. This MDA shall be deemed to run with the land. The data disk of the City's Vested Laws, Exhibit "C", shall not be recorded in the chain of title. A secure copy of Exhibit "C" shall be filed with the City Recorder and each party shall also have an identical copy.

23. **Authority.** The Parties to this MDA each warrant that they have all of the necessary authority to execute this MDA. Specifically, on behalf of the City, the signature of the City Manager of the City is affixed to this MDA lawfully binding the City pursuant to Ordinance No. 1481 adopted by the City on March ___, 2021.

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

Shipp Investments

Shipp Investments LLC
By: _____
Its: manager
Date: 3/25/21

The Trust

Cami D Shipp Trust
By: _____
Its: Trustee
Date: 3/25/21

CITY

Draper City
By: David Dobbins
Its: City Manager
Date: 3-29-21

Approved as to form and legality:
City Attorney

City Recorder

CITY ACKNOWLEDGMENT

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

On the 29 day of March, 2021 personally appeared before me David Dobbins who being by me duly sworn, did say that he is the City Manager of Draper City, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its City Council and said City Manager acknowledged to me that the City executed the same.

Kellie Challburg
NOTARY PUBLIC

My Commission Expires: 1/10/2023

Residing at: Salt Lake County, UT

KELLIE CHALLBURG
Notary Public, State of Utah
Commission #704007
My Commission Expires
01/10/2023

SHIPP INVESTMENTS ACKNOWLEDGMENT

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

On the 25th day of March, 2021, personally appeared before me Nathan Shipp, who being by me duly sworn, did say that he/she is the Manager of Shipp Investments, Utah LLC and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

Angela Fixmer
NOTARY PUBLIC

My Commission Expires: 10/31/2021

Residing at: Draper, UT

ANGELA FIXMER
Notary Public, State of Utah
Commission #697607
My Commission Expires
October 31, 2021

TTHE TRUST ACKNOWLEDGMENT

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

On the 25th day of March, 2021, personally appeared before me Nathan Shipp, who being by me duly sworn, did say that he/she is the Trustee of Shipp Investments a Utah LLC and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

NOTARY PUBLIC

My Commission Expires: 10/31/2021

Residing at: Draper, UT

ANGELA FIXMER
Notary Public, State of Utah
Commission #697607
My Commission Expires
October 31, 2021

TABLE OF EXHIBITS

Exhibit "A"	Legal Description of Properties
Exhibit "B"	Master Plan
Exhibit "C"	City's Vested Laws
Exhibit "D"	Exceptions to City's Vested Laws

Exhibit "A"
Legal Description of the Properties

BOUNDARY DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF KENNINGTON ESTATES SUBDIVISION, SAID POINT BEING LOCATED N0°35'00"E ALONG THE SECTION LINE 824.41 FEET AND WEST 549.74 FEET FROM THE EAST QUARTER CORNER OF SECTION 6, T4S, R1E, S.L.B.& M.; THENCE ALONG SAID SUBDIVISION LINE THE FOLLOWING TWO (2) COURSES: S58°34'38"W 88.26 FEET; THENCE S52°28'54"W 101.14 FEET; THENCE ALONG THE HUNTER'S POINT SUBDIVISION AND THE EXTENSION THEREOF THE FOLLOWING FOUR (4) COURSES: N1°41'37"E 178.39 FEET; THENCE N84°31'32"W 227.92 FEET; THENCE N4°25'19"E 424.24 FEET; THENCE S85°10'04"E 99.65 FEET; THENCE S4°49'56"W 191.47 FEET; THENCE S86°09'54"E 56.36 FEET; THENCE S86°12'46"E 65.98 FEET; THENCE S86°33'15"E 71.13 FEET; THENCE S5°04'27"W 21.18 FEET; THENCE S9°23'49"W 27.46 FEET; THENCE S3°25'07"W 36.13 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING FOUR (4) COURSES: S2°16'55"W 48.05 FEET; THENCE S63°46'49"E 25.25 FEET; THENCE S83°58'47"E 11.93 FEET; THENCE S15°29'11"E 165.17 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±2.52 ACRES

Exhibit "B"
Master Plan

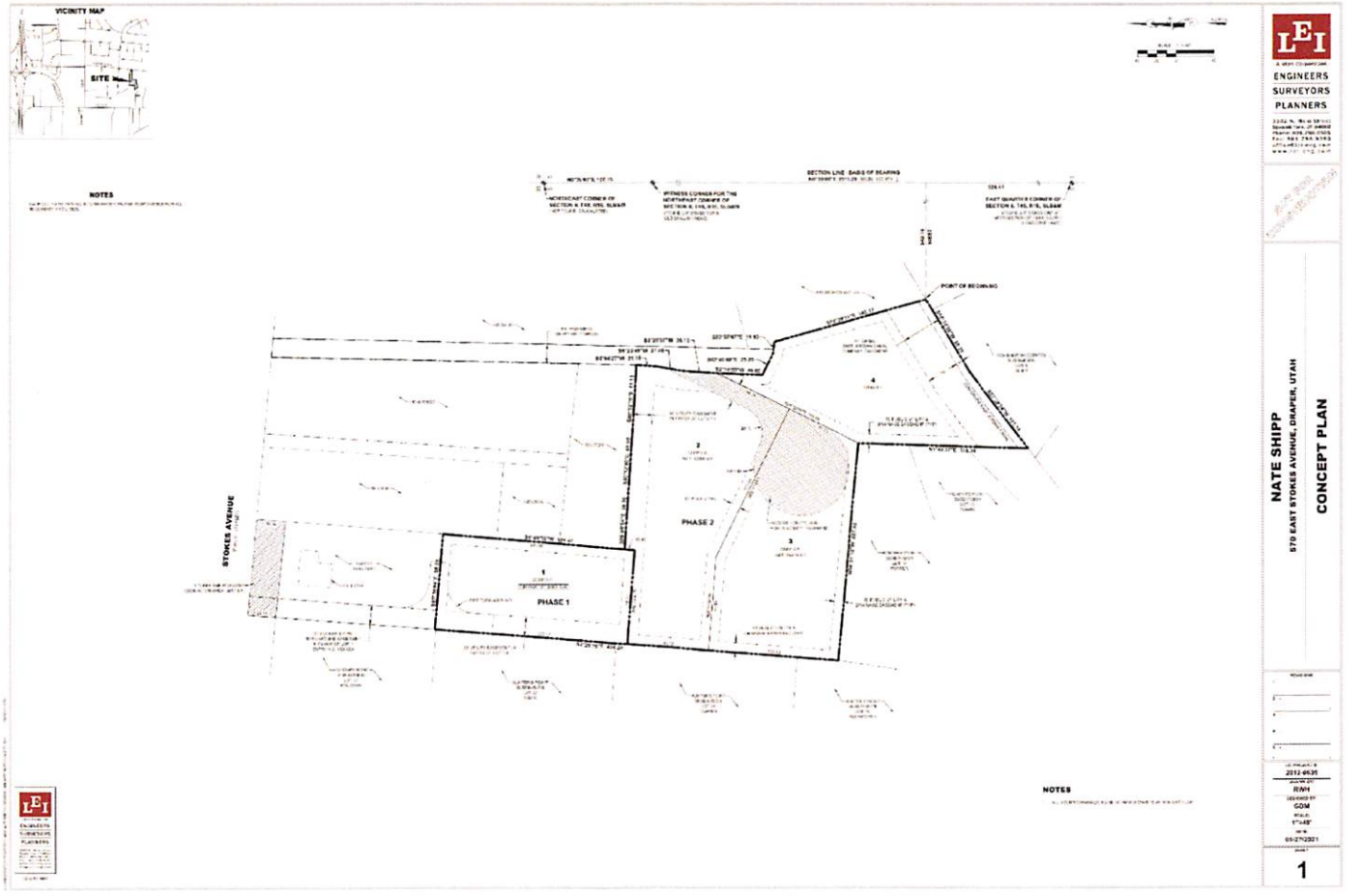


Exhibit "C"
City's Vested Laws

Exhibit "D"

Exceptions to the City's Vested Laws

- The layout and configuration of Lots 2, 3, and 4 are conceptually approved and will be created at a later date from Lot 1 by the administrative processes in the City's Vested Laws. The property which will be Lots 2, 3 and 4 shall be allowed to remain as a remnant parcel until subdivided in the future. Existing accessory structures may remain on the property until such time as the lots are subdivided. This is a deviation from DCMC Section 17-5-020(H) which prohibits remnant parcels and DCMC Section 9-10-030(B)(2) which prohibits accessory structures without a primary structure.
- When developed, Lots 2, 3, and 4 will be allowed to be accessed off the 20' east access lane. The existing private lane will not be required to be widened at the time of the subdivision, as would normally be required under DCMC Section 9-27-150. At no time shall the width of the asphalt improvements be less than 20' wide.
- Lot 1 will be allowed to access Stokes Avenue from a 20' private access lane across the north parcel from Lot 1 not being subdivided. The 20' private access lane and fire turn around may be counted towards the minimum lot size. This is a deviation from DCMC Section 9-3-040 Lot Area definition and Table 9-10-3 Note 1 which prohibits access lanes and private roads from counting towards the minimum lot size area.
- The 20' private access lane across the north parcel from Lot 1 will count towards the minimum lot size of the north parcel, it will also be counted in the minimum lot width standard for the parcel. This is a deviation from DCMC Section 9-3-040 Lot Area definition and Table 9-10-3 Note 1 which prohibits access lanes and private roads from counting towards the minimum lot size area.
- The proposed dedication and right-of-way improvement area is currently counted in the acreage of the parcel which contains the existing home. Once the dedication takes place, the parcel will be deficient in acreage. The size of the parcel after the dedication is hereby specifically acknowledged as a deviation to DCMC Table 9-10-3. The parcel is recognized as a legal, conforming lot and the existing home on is recognized as a legal, conforming structure.
- Traffic Studies from Hales Engineering dated August 7, 2020 and supplemented on February 22, 2021 have been reviewed and accepted by the City as complying with the City's requirements for the areas shown therein. The minimum spacing requirements for access points on Stokes Ave is 200-feet. The concept plan contains access points which do not comply with the 200-foot spacing standards. The Traffic Studies state that the proposed access points shown in the concept plan will be safe and will not hamper the operation of the Stokes Ave. Modified access spacing, as shown in the concept plan, are approved with this Development Agreement.

To be published on Friday, March 26, 2021, in *Deseret News*

City of Draper Notice of Ordinance Adoption – On March 16, 2021, the Draper City Council approved Ordinance #1481, known as the Shipp Barn Development Agreement. The complete ordinance is on file at the Draper City Recorder's Office and online at www.draperutah.gov. Published this 26th day of March 2021. Laura Oscarson, Draper City Recorder.

MEMO

To: Planning Commission
From: Jonathan Concidine
CC:
Date: July 28, 2022
Re: Avery Townhomes – Land Use & Zoning Map Amendments Request

---

Comments:

This application is a request for approval of Land Use & Zoning Map Amendments for approximately 2.44 acres located between 12300 S. and 12220 S. on the north and south, and Placer St. and 670 E. on the east and west, at approximately 638 E. 12225 S. The property is currently zoned OR. The applicant is requesting that Land Use & Zoning Map Amendments be approved to allow for the development of four townhomes units in addition to the 17 that have been previously approved.

The findings are as follows:

For approval:

1. The proposed amendment is consistent with the goals, objectives and policies of the city's general plan.
2. The proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed amendment is consistent with the standards of any applicable overlay zone;
4. The proposed amendment should not adversely affect adjacent property.
5. The facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection, are adequate.
6. The proposed land use map amendment complies with DCMC Sections 9-2-020(F) and 9-5-060(D).

For denial:

1. The proposed amendment is not consistent with goals, objectives and policies of the city's general plan.
2. The proposed amendment is not harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed amendment is not consistent with the standards of any applicable

overlay zone.
4. The proposed amendment is likely to adversely affect adjacent property.
5. The facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection, are inadequate.
6. The proposed land use map amendment does not comply with DCMC Sections 9-2-020(F) and 9-5-060(D).

ATTACHMENTS:

Description	Upload Date	Type
PC Staff Report	7/20/2022	Cover Memo

Development Review Committee
1020 East Pioneer Road
Draper, UT 84020
07/15/2022

To: Draper City Planning Commission
Business Date: August 28, 2022

From: Development Review Committee

Prepared By: Jonathan Concidine, Planner
Planning Division
Community Development Department
801-576-6522, j.concidine@draperutah.gov

Re: **Avery Townhomes – Land Use & Zoning Map Amendments Request**

Application No.:	TEXTMAP-139-2022 & TEXTMAP-142-2022
Applicant:	Troy Dana, representing Draper Office Associates, LLC
Project Location:	Approximately 638 E. 12225 S.
Current Zoning:	OR (Office/Residential) Zone
Acreage:	2.44 Acres (Approximately 106,000 ft^2)
Request:	Request for approval of Land Use and Zoning Map Amendments in the OR (Office/Residential) zone regarding a proposed change to the Land Use designation from Neighborhood Commercial to High Density Residential and the zoning to RM2 (Multi-Family Residential, up to 12 du/ac).

BACKGROUND AND SUMMARY

This application is a request for approval of Land Use & Zoning Map Amendments for approximately 2.44 acres located between 12300 S. and 12220 S. on the north and south, and Placer St. and 670 E. on the east and west, at approximately 638 E. 12225 S. (Exhibits C & D). The property is currently zoned OR. The applicant is requesting that Land Use & Zoning Map Amendments be approved to allow for the development of four townhomes units in addition to the 17 that have been previously approved.

The property is subdivided into lots on the plat named The Avery Townhomes. Previously it was part of the Victoria Woods subdivision. The Avery Townhomes plat was approved by the Planning Commission on December 10, 2020.

ANALYSIS

Existing General Plan and Zoning

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Neighborhood Commercial	Exhibit E
Current Zoning	OR	Exhibit F
Proposed Use	Multi-Family Residential	
Adjacent Zoning		
East	OR	
West	CSD-DD (Day Dairy Commercial Special District)	
North	OR , RA1 (Residential Agricultural, 40,000 sq ft min. lots), RA2 (Residential Agricultural, 20,000 sq ft min. lots), R3 (Single Family Residential, 13,000 sq ft min. lots)	
South	CC (Community Commercial)	

The Neighborhood Commercial land use designation is characterized as follows:

Neighborhood Commercial

LAND USE DESCRIPTION	
CHARACTERISTICS	• Small-scale commercial land uses that serve local residents in adjacent neighborhoods • Minimal impact in predominantly residential areas • Well-landscaped street frontages • Limited traffic access points and pedestrian access from surrounding residential areas • Don't overcrowd commercial lots; i.e., require adequate setback and landscape buffers • Screened parking and adequate ingress and egress to parking areas • Adequate drainage • Low noise standards
LAND USE MIX	• Small-scale commercial • Planned retail • Office
COMPATIBLE ZONING	• Neighborhood Commercial (CN) • Institutional Care (IC) • Commercial Services (CS)
LOCATION	• Adjacent to neighborhood • Along local roads

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the OR zone is "*A district composed of certain land and structures used primarily to provide administrative, clerical, and professional offices, of a residential scale and character, to serve nearby residential and commercial areas, as well as the city as a whole. These uses are characterized by low volume, direct daily customer contact. This district also provides for accessory medium-high density residential (0 to 12 du/ac). This district is designed to be a transitional zone, and should be used to buffer low density residential uses from more intense land uses, districts, and heavily traveled transportation routes. The property development standards, while strict in order to protect adjacent low density residential uses, are designed to be flexible enough to allow experimentation in office and housing design, and to allow housing constructed within this*

district to incorporate its own protection from more intense adjacent uses."

Proposed General Plan and Zoning

The applicant proposes a change to the Land Use Map of the General Plan from Neighborhood Commercial to the High Density Residential land use designation for the subject property.

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	

The applicant is proposing a change in the zoning map from OR to RM2. According to DCMC Section 9-8-020 the purpose of the RM2 zone is to "*permit well designed apartments, townhomes, twin homes, and condominiums at relatively high densities that are appropriately buffered from and compatible with surrounding land uses."*

Table 2	**Existing Zoning**	**Proposed Zoning**
Development Standards	*OR (Office/Residential)*	*RM2 (Multi-family Residential)*
Maximum Density	12 du/ac Residential uses may not take up >49% of land on site	12 du/ac
Uses Allowed	Commercial, Multi-family	Multi-family Residential

	Residential (secondary)	
Maximum Height	24 feet	35 feet
Approved Development Density	7 du/ac	N/A

Criteria for Approval

Zoning Map Amendment 9-5-060(E)
A Map Amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making a recommendation to the City Council, the Planning Commission should consider the following factors in Section 9-5-060(E) of the DCMC:

1. Map Amendments:
- *a. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
- *b. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
- *c. Whether the proposed amendment is consistent with the standards of any applicable overlay zone;*
- *d. The extent to which the proposed amendment may adversely affect adjacent property; and*
- *e. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

Land Use Map Amendments
The Land Use Map amendment request falls under DCMC Section 9-2-020(F) because the Land Use Map is part of Draper City's General Plan. That section lists the following criteria for a General Plan amendment as:

Plan Amendment: All plan amendments shall be in accordance with Utah Code Annotated 10-9a-404, as amended and, unless requested by the city's legislative body, shall follow the procedures as outlined in Draper City Municipal Code 9-5-060(D)." That section is noted as follows:

D. Procedure: Zoning text and map amendments shall be considered and processed as provided in this subsection:
- *1. A complete application shall be submitted to the office of the zoning administrator in a form established by the administrator along with any fee established by the city's schedule of fees. The application shall include at least the following information:*
  - *a. The name, address and telephone number of the applicant and the applicant's agent, if any.*
  - *b. The name and address of every person or company the applicant represents.*
  - *c. The requested amendment and reasons supporting the request.*

d. If the proposed amendment requires a change in the zoning map, the application shall include:

(1) An accurate property map showing present and proposed zoning classifications;

(2) All abutting properties showing present zoning classifications; and

(3) An accurate legal description and an approximate common address of the area proposed to be rezoned.

e. If the proposed amendment requires a change in the text of this title, the application shall include chapter and section references and a draft of the proposed text.

2. After the application is determined to be complete, the zoning administrator shall prepare a staff report evaluating the application.

3. The planning commission shall schedule and hold a public hearing on the application as provided in sections 9-5-040 and 9-5-045 of this chapter. Following the public meeting, the planning commission shall recommend approval, approval with modifications, or denial of the proposed amendment and shall submit its recommendation to the city council for review and decision.

4. The city council shall schedule and hold a public hearing on the application as provided in sections 9-5-040 and 9-5-045 of this chapter. Following the public hearing, the city council may approve, approve with modifications, or deny the proposed amendment.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Land Use & Zoning Map Amendments 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 Land Use & Zoning Map Amendments submission. Comments from these divisions, if any, can be found in Exhibit A.

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

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

STAFF RECOMMENDATION

Staff recommends that the Planning Commission review the request, receive public comment, and make a decision based on the findings listed below and the criteria for approval, or denial, as listed within the staff report.

The findings for approval are as follows:

1. The proposed amendment is consistent with the goals, objectives and policies of the city's general plan.
2. The proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed amendment is consistent with the standards of any applicable overlay zone;
4. The proposed amendment should not adversely affect adjacent property.
5. The facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection, are adequate.
6. The proposed land use map amendment complies with DCMC Sections 9-2-020(F) and 9-5-060(D).

The findings for denial are as follows:

1. The proposed amendment is not consistent with goals, objectives and policies of the city's general plan.
2. The proposed amendment is not harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed amendment is not consistent with the standards of any applicable overlay zone.
4. The proposed amendment is likely to adversely affect adjacent property.
5. The facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection, are inadequate.
6. The proposed land use map amendment does not comply with DCMC Sections 9-2-020(F) and 9-5-060(D).

MODEL MOTIONS

Land Use Map Amendment

I move that we forward a positive recommendation to the City Council for the Avery Townhomes Land Use Map Amendment, as requested by Troy Dana, representing Draper Office Associates, LLC, application TEXTMAP-142-2022, based on the findings and subject to the conditions listed in the Staff Report dated August 15, 2022.

I move that we forward a positive recommendation to the City Council for the Avery Townhomes Land Use Map Amendment, as requested by Troy Dana, representing Draper Office Associates, LLC, application TEXTMAP-142-2022, based on the findings and subject to the conditions listed in the Staff Report dated August 15, 2022 and as modified by the findings and conditions below:

1. List any additional findings and conditions…

I move that we forward a negative recommendation to the City Council for the Avery Townhomes Land Use Map Amendment, as requested by Troy Dana, representing Draper Office Associates, LLC, application TEXTMAP-142-2022, based on the findings listed in the Staff Report dated August 15, 2022.

Zoning Map Amendment

I move that we forward a positive recommendation to the City Council for the Avery Townhomes Zoning Map Amendment, as requested by Troy Dana, representing Draper Office Associates, LLC, application TEXTMAP-139-2022, based on the findings and subject to the conditions listed in the Staff Report dated August 15, 2022.

I move that we forward a positive recommendation to the City Council for the Avery Townhomes Zoning Map Amendment, as requested by Troy Dana, representing Draper Office Associates, LLC, application TEXTMAP-139-2022, based on the findings and subject to the conditions listed in the Staff Report dated August 15, 2022 and as modified by the findings and conditions below:

1. List any additional findings and conditions…

I move that we forward a negative recommendation to the City Council for the Avery Townhomes Zoning Map Amendment, as requested by Troy Dana, representing Draper Office Associates, LLC, application TEXTMAP-139-2022, based on the findings listed in the Staff Report dated August 15, 2022.

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

_____
Draper City Public Works Department

_____
Draper City Planning Division

_____
Draper City Fire Department

_____
Draper City Legal Counsel

_____
Draper City Building Division

EXHIBIT A
DEPARTMENT REVIEWS

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

Engineering and Public Works Divisions Review

Public Works Department

Engineering Division Memorandum

To:	Jonathan Concidine / Planning
Civil Engineer reviewed by:	Brien Maxfield / Engineering
Date:	July 7, 2022
Subject:	Avery Townhomes – (TEXTMAP-139-2022 & TEXTMAP-142-2022) –Zoning Map and Land Use Map Amendments

PAGE MAP AMENDMENT

We have reviewed the subject zone map amendment application, proposing approximately two acres to be zoned from OR to RM2 in accordance with the provisions of Section 9-5-060(E) of the Draper City Municipal Code (DCMC). We speak primarily to the adequacy of facilities and services intended to serve the subject property. In making an amendment, the City Council should consider the following factors. Accordingly, the following comments are recommended for your consideration:

1. *The adequacy of facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection;*

   Other than noted below, we are not aware of any inadequacies of the facilities intended to serve this property.

   a. The change in zone from office/residential (OR) to multifamily zone (RM2) represents an increase in the density of multifamily residential units with the corresponding increase in traffic. The proposed zone could have up to twenty-one multifamily residential units (townhomes), up from seventeen residential units. Each unit contributes up to eight daily trips plus one peak hour trip per unit, based on industry traffic generation tables. Any increase in traffic would be limited to 12200 South, a minor residential collector in that area and 12300 South, an arterial with significant existing traffic. This proposed rezone is under the threshold required to automatically trigger a traffic impact study, where the site is not five acres and will not generate 100 peak hour trips.

b. Connectivity with the subject parcel to a public right-of-way is either 12200 South or 12300 South. There are existing accesses to each street and would not be modified by any site development. Access locations are be required to meet Draper City Standards as outlined in our Master Transportation Plan.

c. There are existing storm drainage facilities at the site. Any future site drainage will be required to be addressed with any subdivision or site plan application, and shall comply with the provisions of the development requirements within the Draper City Municipal Code.

d. Sanitary sewer facilities will be provided by South Valley Sewer District. Any subdivision application will require a commitment to serve from the Sewer District that facilities are adequate to provide service for the proposed uses.

e. Drinking water is provided by WaterPro. Any future subdivision application will require a commitment to serve from WaterPro that facilities are adequate to provide service for the any change of uses.

Accordingly, we will provide comments relative to the potential construction activities when the appropriate application is received. Thank you for the opportunity to review the Zone Amendment Request.

ZONE MAP AMENDMENT

EXHIBIT B
LEGAL DESCRIPTION

A portion of the SE ¼ of Section 30, Township 3 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Northwest Corner of MIDAS CREEK COMMERCIAL CONDOMINIUMS PHASE 1, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder, located S00°02'47"W along the Section line 543.17 feet and West 282.80 feet from the East ¼ Corner of Section 30, T3S, R1E, SLB&M; thence South along said plat 183.79 feet; thence S89°45'00"W 280.64 feet to a point on a boundary line agreement recorded as Entry No. 11281758 of the Official Records of Salt Lake County; thence along said agreement the following 5 (five) courses: 1) N00°15'00"W 150.00 feet; 2) S89°45'00"W 100.00 feet; 3) S00°46'08"W 306.90 feet; 4) S00°24'40"W 54.07 feet; 5) S33°25'14"E 42.43 feet to the North line of 12300 South Street; thence S89°45'00"W along said street 0.69 feet; thence S59°32'40"W along said street 46.82 feet; thence N32°44'52"W 42.10 feet; thence N15°11'17"W 19.38 feet; thence N00°05'04"E 57.46 feet; thence N88°34'10"W 1.50 feet to a point on the Easterly line of THE PARC AT DAY DAIRY SUBDIVISION – AMENDMENT No. 3, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence N00°46'01"E along said plat 525.45 feet to the South line of 12200 South Street; thence N89°56'35"E along said street 163.52 feet; thence S00°04'30"W 181.63 feet; thence East 262.43 feet to the point of beginning. Contains 2.44 acres more or less.

EXHIBIT C
VICINITY MAP

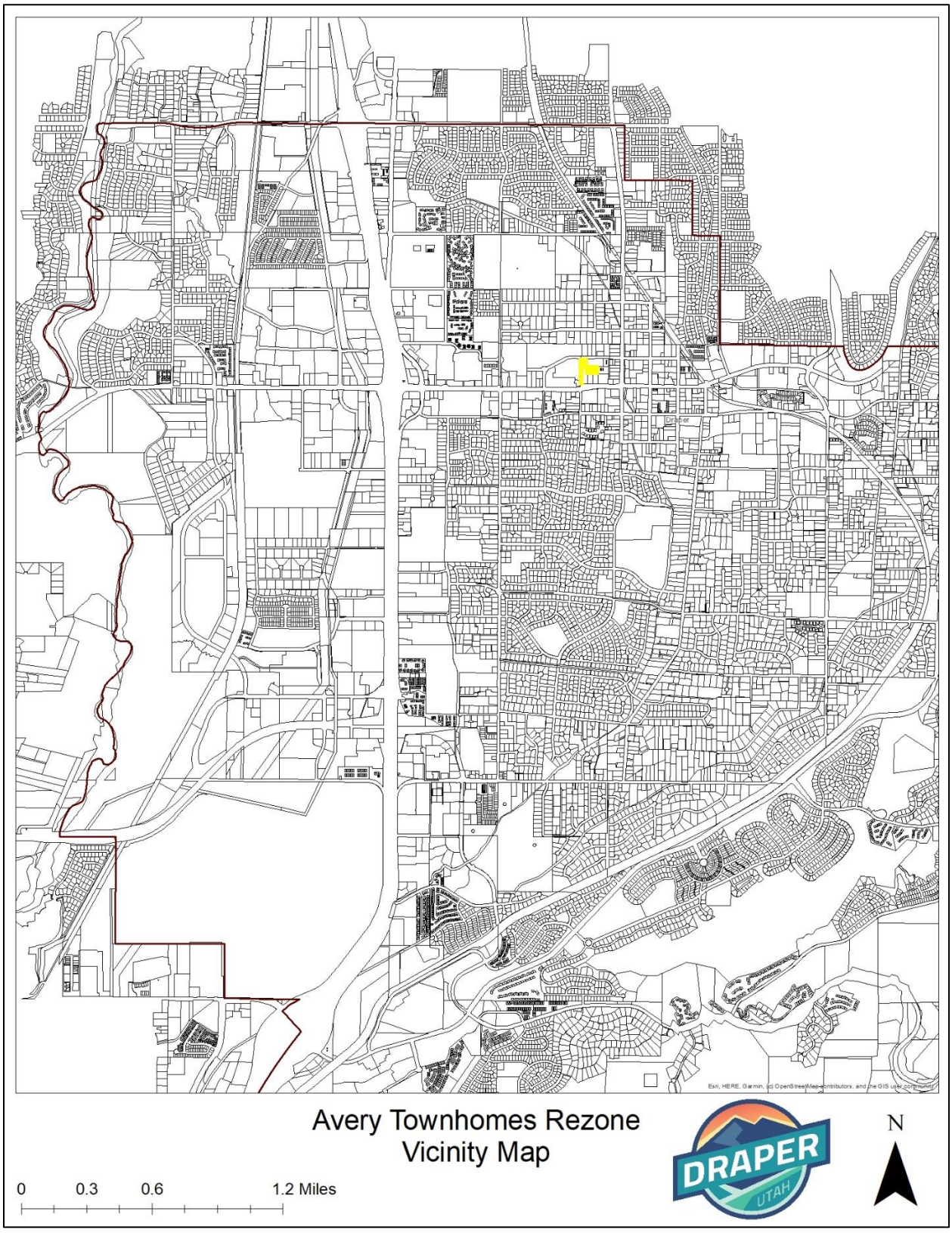


EXHIBIT D
AERIAL MAP

EXHIBIT E
LAND USE MAP

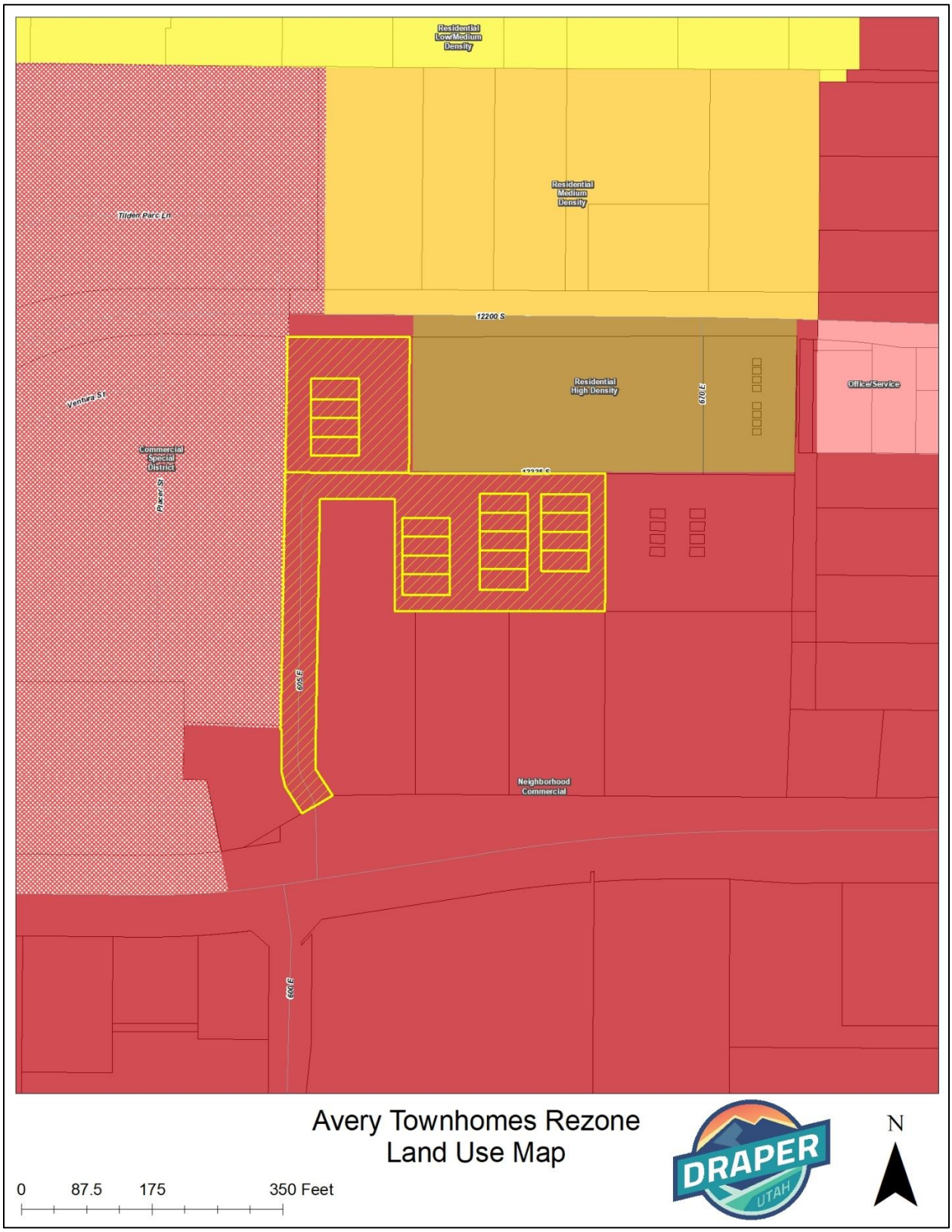


EXHIBIT F
ZONING MAP

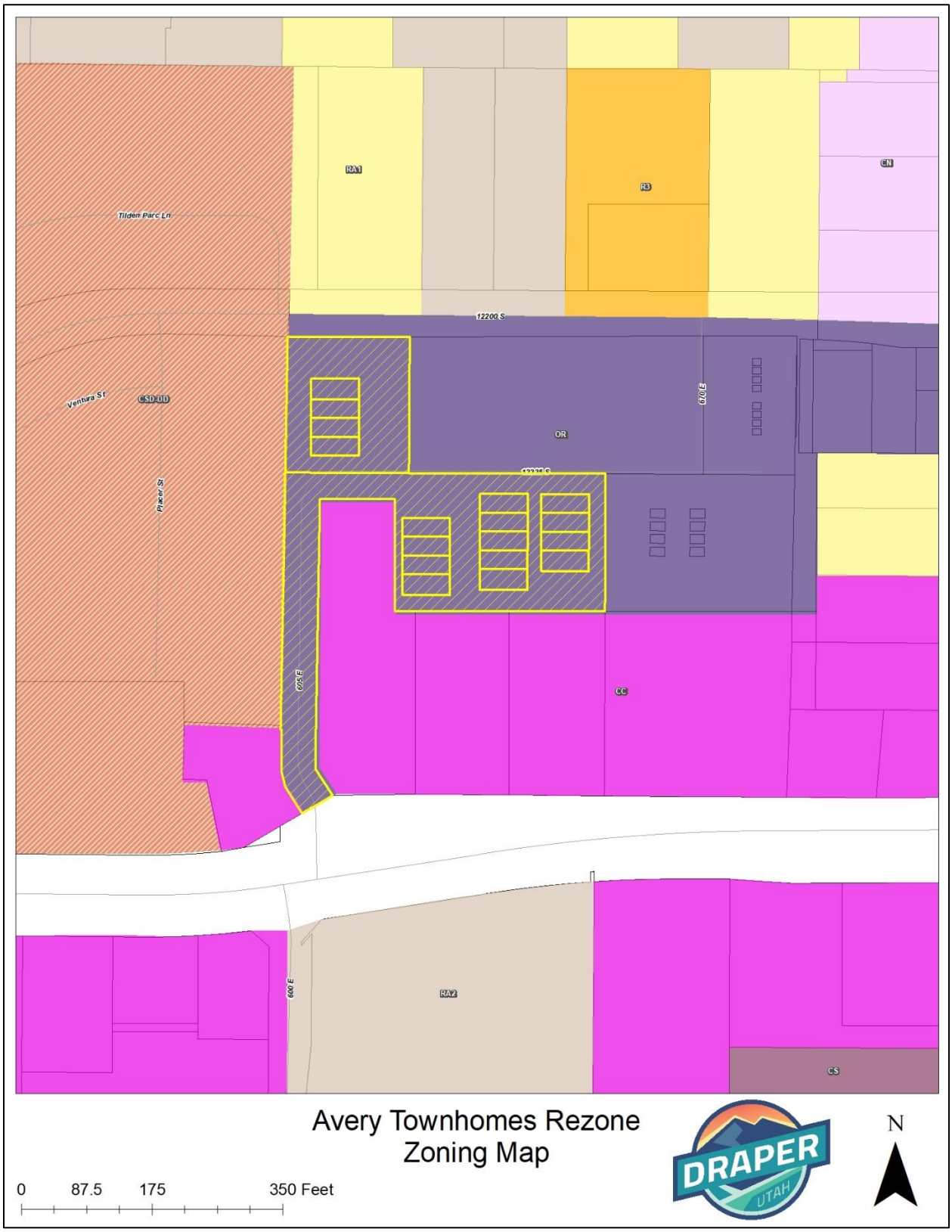
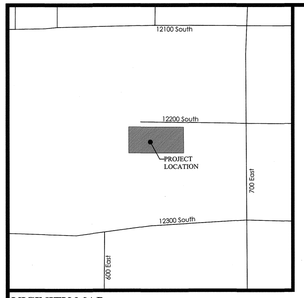


EXHIBIT G
SUBDIVISION PLAT

THE AVERY TOWNHOMES

LOCATED IN THE SE 1/4 OF SECTION 30, T3S, R1E,
SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH
JAN. 16, 2020

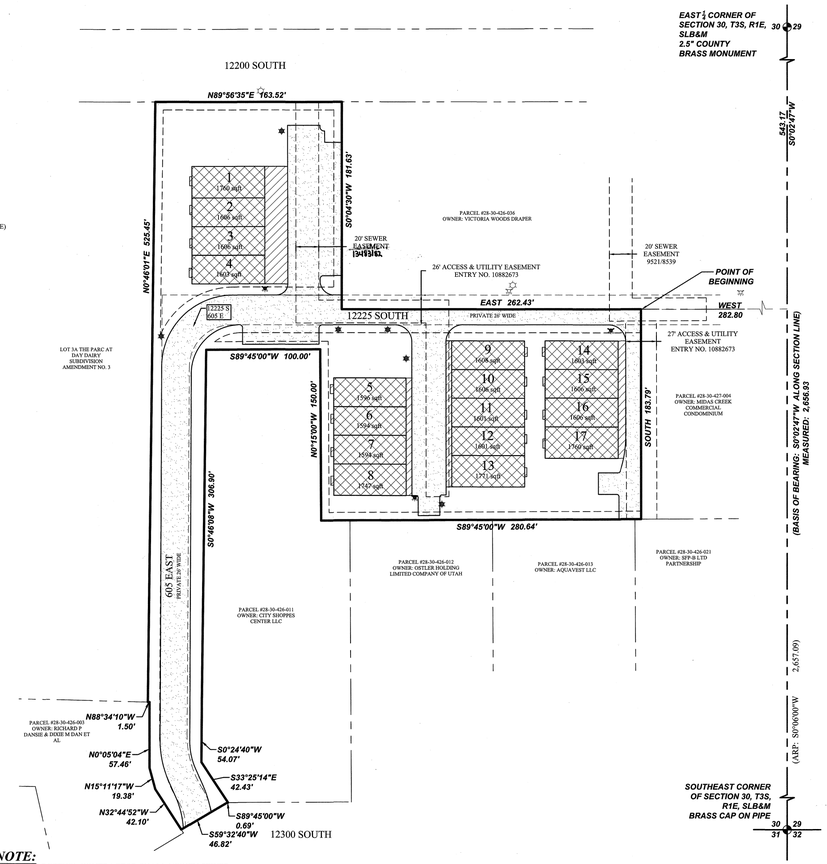


VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- PUBLIC UTILITY EASEMENT (UNLESS NOTED OTHERWISE)
- RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- EXIST./PROP. FIRE HYDRANT
- EXIST./PROP. STREET LIGHT
- COMMON AREA
- LIMITED COMMON AREA
- PRIVATE OWNERSHIP
- PRIVATE DRIVEWAY

ADDRESS TABLE	
1	621 E. 12225 S.
2	623 E. 12225 S.
3	627 E. 12225 S.
4	629 E. 12225 S.
5	642 E. 12225 S.
6	638 E. 12225 S.
7	636 E. 12225 S.
8	634 E. 12225 S.
9	644 E. 12225 S.
10	646 E. 12225 S.
11	648 E. 12225 S.
12	652 E. 12225 S.
13	654 E. 12225 S.
14	664 E. 12225 S.
15	662 E. 12225 S.
16	658 E. 12225 S.
17	656 E. 12225 S.
COMMON AREA	624 E. 12225 S.



N

S

GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

SURVEYOR'S CERTIFICATE

I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NUMBER 10516507 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, 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:

THE AVERY
TOWNHOMES

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

PROFESSIONAL LAND SURVEYOR — No. 10516507 — SPENCER W. LLEWELYN — 04/14/20 — STATE OF UTAH

04/14/2020
Date

BOUNDARY DESCRIPTION

A portion of the SE1/4 of Section 30, Township 3 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Northwest Corner of MIDAS CREEK COMMERCIAL CONDOMINIUMS PHASE 1, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder, located S00°02'47"W along the Section line 543.17 feet and West 282.80 feet from the East 1/4 Corner of Section 30, T3S, R1E, SLB&M; thence South along said plat 183.79 feet; thence S89°45'00"W 280.64 feet to a point on a boundary line agreement recorded as Entry No. 11281758 of the Official Records of Salt Lake County; thence along said agreement the following 5 (five) courses: 1) N00°15'00"W 150.00 feet; 2) S89°45'00"W 100.00 feet; 3) S00°46'08"W 306.90 feet; 4) S00°24'40"W 54.07 feet; 5) S33°25'14"E 42.43 feet to the North line of 12300 South Street; thence S89°45'00"W along said street 0.69 feet; thence S59°32'40"W along said street 46.82 feet; thence N32°44'52"W 42.10 feet; thence N15°11'17"W 19.38 feet; thence N00°05'04"E 57.46 feet; thence N88°34'10"W 1.50 feet to a point on the Easterly line of THE PARC AT DAY DAIRY SUBDIVISION - AMENDMENT No. 3, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence N00°46'01"E along said plat 525.45 feet to the South line of 12200 South Street; thence N89°56'35"E along said street 163.52 feet; thence S00°04'30"W 181.63 feet; thence East 262.43 feet to the point of beginning.

Contains: 2.44 acres+/-
JAN. 16, 2020

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,

THE AVERY
TOWNHOMES

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO DRAPER CITY, UTAH: (1) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; (2) THOSE CERTAIN PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; AND (3) THOSE PARCELS DESIGNATED AS PUBLIC OPEN SPACE, PARKS, TRAIL OR EASEMENTS, OR OF SIMILAR DESIGNATION. IN WITNESS WHEREOF I/WE HAVE HEREUNTO SET OUR HANDS THIS 10TH DAY OF DECEMBER, 20 20.

DRAPER OFFICE ASSOCIATES, LLC
ARMANDO J. ALVAREZ
ITS: MEMBER

ARMANDO ALVAREZ INDIVIDUALLY, AND AS ATTORNEY IN FACT FOR SERGIO ALVAREZ, MARGARET ALVAREZ, PAULA ALVAREZ AND ARMANDO ALVAREZ

ARMANDO J. ALVAREZ

* Armando Alvarez appeared before me individually and as Attorney in fact for Sergio Alvarez, Margaret Alvarez, Paula Alvarez and Armando Alvarez

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF SL

ON THE 10th DAY OF December * 20 20 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake IN SAID STATE OF UTAH, Armando Alvarez THE PERSON SIGNING THE FOREGOING OWNER'S DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.

MY COMMISSION EXPIRES: 1/3/2024

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SL COUNTY

MY COMMISSION No. 709806

AMIE SALAZAR
PRINTED FULL NAME OF NOTARY

AMIE SALAZAR — NOTARY PUBLIC-STATE OF UTAH — COMMISSION# 709806 — COMM. EXP: 01-03-2024

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF SL

ON THE 10th DAY OF DECEMBER A.D. 2020 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE IN SAID STATE OF UTAH, ARMANDO ALVAREZ, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE MEMBER OF DRAPER OFFICE ASSOC. L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 1/3/2024

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SL COUNTY

MY COMMISSION No. 709806

AMIE SALAZAR
PRINTED FULL NAME OF NOTARY

AMIE SALAZAR — NOTARY PUBLIC-STATE OF UTAH — COMMISSION# 709806 — COMM. EXP: 01-03-2024

SEWER NOTE:

1. SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
2. THE AVERY TOWNHOMES HOME OWNERS ASSOCIATION OWNS AND WILL MAINTAIN THE SEWER LATERALS.

DRAPER IRRIGATION COMPANY NOTE:

ALL COMMON, LIMITED COMMON AND PRIVATE DRIVEWAY IS DEDICATED EASEMENT TO OPERATE, REPAIR AND REPLACE WATER INFRASTRUCTURE AS NEEDED.

OWNER / DEVELOPER

DRAPER OFFICE ASSOCIATES
617 E 9000 S
SANDY, UT 84070

PREPARED BY

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

DRAPER IRRIGATION COMPANY

APPROVED THIS 8TH DAY OF DECEMBER A.D., 20 20.

WATERPRO

COUNTY HEALTH DEPARTMENT

APPROVED THIS 8 DAY OF DECEMBER A.D., 20 20.

DIRECTOR, SALT LAKE COUNTY BOARD OF HEALTH

EASEMENT APPROVAL

CENTURYLINK	10-15-2020 DATE
ROCKY MOUNTAIN POWER	10-15-2020 DATE
DOMINION ENERGY	10-15-2020 DATE
COMCAST CABLE CO.	10-27-20 DATE

SHEET 1 OF 2

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS 24 DAY OF November A.D., 20 20.

DIRECTOR, SOUTH VALLEY SEWER DISTRICT

PLANNING COMMISSION

APPROVED THIS 10 DAY OF December A.D., 20 20 BY THE DRAPER CITY PLANNING COMMISSION

CHAIRMAN, DRAPER CITY PLANNING COMMISSION

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

1/15/21 DATE — Scott Velley — DRAPER CITY ENGINEER

CITY ATTORNEY

APPROVED AS TO FORM THIS 15 DAY OF January A.D., 20 21.

DRAPER CITY ATTORNEY

CITY MAYOR

PRESENTED TO DRAPER CITY THIS 19TH DAY OF January A.D., 20 21. AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: DRAPER CITY CLERK — MAYOR, DRAPER CITY

CORPORATE SEAL 1978

THE AVERY TOWNHOMES

LOCATED IN THE SE 1/4 OF SECTION 30, T3S, R1E,
SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

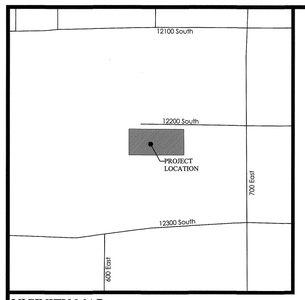
RECORDED # 13542788
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
Draper Office Associates LLC
DATE: 01/25/21 TIME: 2:03PM BOOK: 2021P PAGE: 026
$ 86.00 FEE
SALT LAKE COUNTY RECORDER — Deputy

H 86.00 28-30-42 28-30-426-026, 034

Z:_2018\18-152 Victoria Woods Draper 7 Towns\Design 18-152\Dwg\sheet1\Plot\18-152 Final Plat.dwg

THE AVERY TOWNHOMES

LOCATED IN THE SE 1/4 OF SECTION 30, T3S, R1E,
SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH



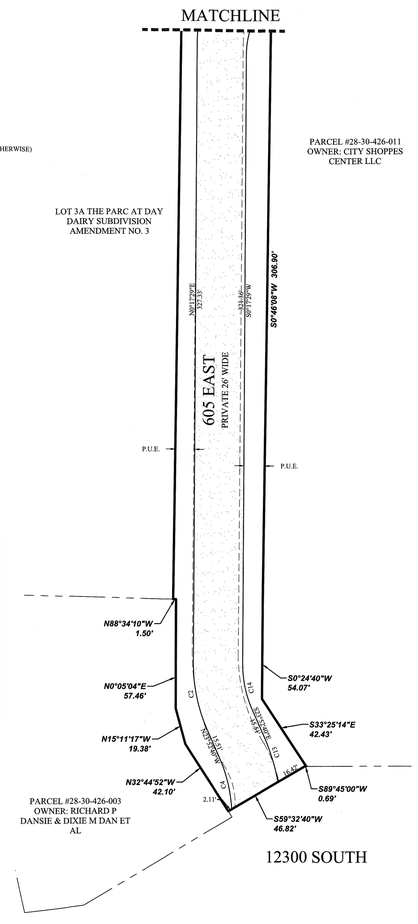
VICINITY MAP
N.T.S

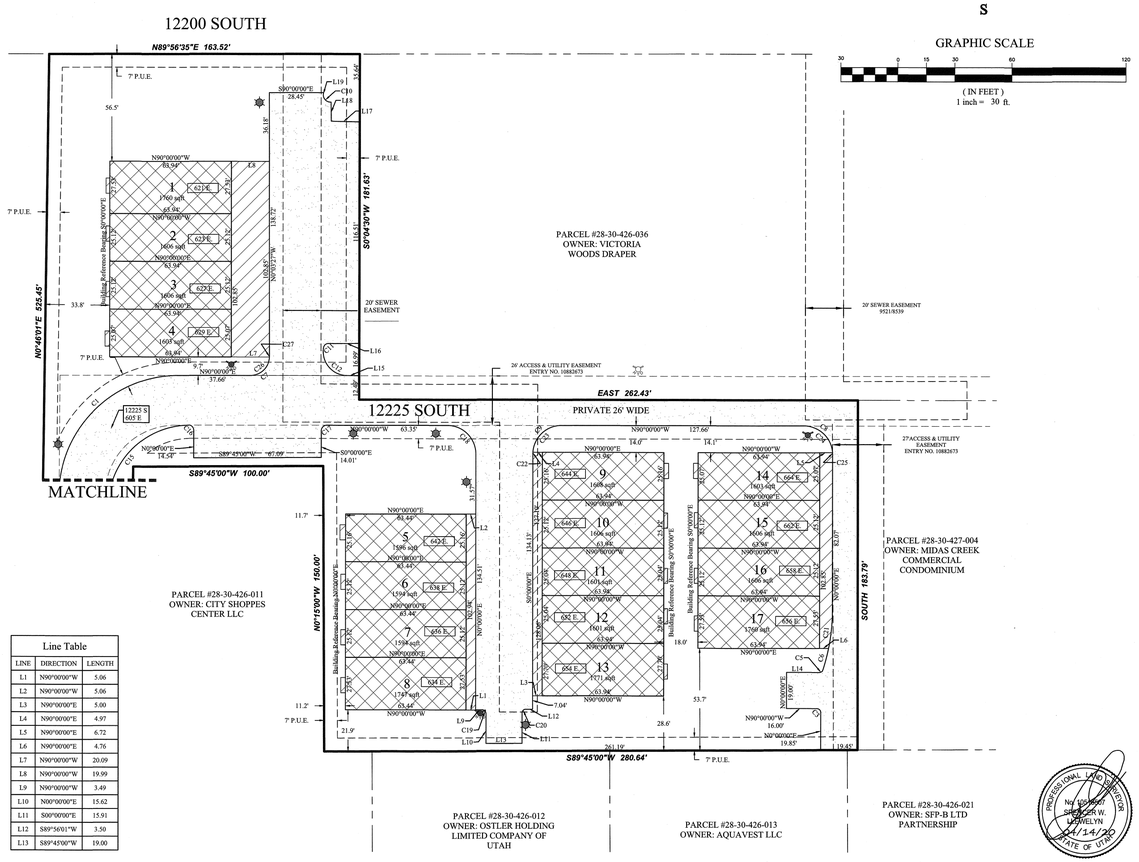
LEGEND

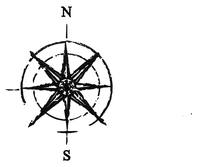
- BOUNDARY
- SECTION LINE
- PUBLIC UTILITY EASEMENT (UNLESS NOTED OTHERWISE)
- RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- EXIST./PROP. FIRE HYDRANT
- EXIST./PROP. STREET LIGHT
- COMMON AREA
- LIMITED COMMON AREA
- PRIVATE OWNERSHIP
- PRIVATE DRIVEWAY

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	63.00	89°42'31"	98.64	N45°08'44"E	88.87
C2	86.00	24°10'09"	36.28	N11°47'36"W	36.01
C3	2.00	90°00'00"	3.14	N45°00'00"W	2.83
C4	80.00	20°23'36"	28.47	N13°40'52"W	28.32
C5	2.00	71°54'28"	2.51	N54°02'46"E	2.35
C6	100.00	6°39'01"	11.61	S14°46'02"W	11.60
C7	10.00	90°03'27"	15.72	N44°58'17"E	14.15
C8	15.00	90°00'00"	23.56	N45°00'00"W	21.21
C9	15.00	90°00'00"	23.56	S45°00'00"W	21.21
C10	3.75	97°40'44"	6.39	S45°56'14"E	5.65
C11	2.50	79°11'43"	3.46	S49°56'22"W	3.19
C12	12.50	99°45'29"	21.76	S39°32'15"E	19.12
C13	106.00	13°26'20"	24.86	S17°09'30"E	24.81
C14	60.00	24°10'09"	25.31	S11°47'36"E	25.12
C15	43.00	88°31'22"	66.44	S44°33'10"W	60.02
C16	2.75	91°11'16"	4.38	N45°35'38"W	3.93
C17	3.00	90°00'00"	4.71	S45°00'00"W	4.24
C18	15.00	90°00'00"	23.56	N45°00'00"W	21.21
C19	2.00	90°00'00"	3.14	N45°00'00"W	2.83
C20	2.00	89°56'01"	3.14	S44°58'00"W	2.83
C21	100.00	18°05'32"	31.58	N09°02'46"E	31.45
C22	15.00	3°41'52"	0.97	N01°50'56"E	0.97
C23	15.00	86°18'08"	22.59	S46°50'56"W	20.52
C24	15.00	86°23'19"	22.62	N46°48'18"W	20.53
C25	15.00	3°36'36"	0.95	S01°48'18"E	0.94
C26	10.00	88°15'51"	15.41	N45°52'04"E	13.93
C27	10.00	1°47'35"	0.31	N00°50'21"E	0.31

Line Table		
LINE	DIRECTION	LENGTH
L1	N90°00'00"W	5.06
L2	N90°00'00"W	5.06
L3	N90°00'00"E	5.00
L4	N90°00'00"E	4.97
L5	N90°00'00"E	6.72
L6	N90°00'00"E	4.76
L7	N90°00'00"W	20.09
L8	N90°00'00"W	19.99
L9	N90°00'00"W	3.49
L10	N90°00'00"E	15.62
L11	S00°00'00"E	15.91
L12	S89°56'01"W	3.50
L13	S89°45'00"W	19.00







GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

OWNER / DEVELOPER

DRAPER OFFICE ASSOCIATES
617 E 9000 S
SANDY, UT 84070

PREPARED BY

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

SEWER NOTE:

1. SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
2. THE AVERY TOWNHOMES HOME OWNERS ASSOCIATION OWNS AND WILL MAINTAIN THE SEWER LATERALS.

NOTES:

1. ALL LOT LINES ARE PARALLEL OR PERPENDICULAR TO THE BUILDING REFERENCE BEARING SHOWN HEREON.
2. THE LIMITED COMMON AREA DIMENSIONS AT THE REAR OF THE LOTS ARE AS FOLLOWS:
   - 2.1. LOTS 1, 2, 3, 10, 11, 12, 13, 15, 16, 17 IS 8'x2'
   - 2.2. LOTS 4, 6, 8, 9, 14 IS 8'x2.50'
   - 2.3. LOT 5 IS 8'x3.00'

SHEET 2 OF 2

THE AVERY TOWNHOMES

LOCATED IN THE SE 1/4 OF SECTION 30, T3S, R1E,
SALT LAKE BASE & MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

RECORDED # 13542388
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
Draper Office Associates LLC
DATE: 1/25/21 TIME: 2:03 PM BOOK: 2021P PAGE: 026
$ 81.00 FEE
SALT LAKE COUNTY RECORDER

PROFESSIONAL LAND SURVEYOR
No. 9031697
STEVEN W. LLEWELYN
1/14/20
STATE OF UTAH

Z:_2018\18-152 Victoria Woods Draper ?' Towns\Design\18-152\dwg\sheets\Plat\C21 Final Plat.dwg

MEMO

To: Planning Commission
From: Jennifer Jastremsky, AICP
CC:
Date: July 28, 2022
Re: Trailside Townhomes – Site Plan and Plat Amendment Request

---

Comments:

This application is a request for approval of a Site Plan and Plat Amendment for approximately 19.37 acres located on corner of Brookings Dr. and Suncrest Dr., at 2142 East Brookings Dr. The property is currently zoned RR-22, RR-43, and RM. The applicant is requesting that a Site Plan be approved to allow the property to be developed with 152 townhomes and a Plat Amendment to consolidate the six lots that encompass the property into one single lot.

The findings are as follows:

For approval:

1. The entire site is being developed at one time.
2. The site plan conforms to applicable standards set forth in Title 9, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials, as amended by the approved deviations.
3. The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.
4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.
5. The proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of this code, including traffic, storm water drainage, and utilities concerns.
6. There is good cause for the vacation or amendment; and no public street, right-of-way, or easement has been vacated or amended.
7. The second sidewalk or portion of the sidewalk does not provide pedestrian connectivity to any units or amenities.
8. Ample pedestrian circulation has been provided.
9. The purpose and intent of the development standards set forth in DCMC Chapter 9-32 are met.
10. The second sidewalk or portion thereof is unnecessary and/or undesirable.
11. A predominant building material exists in the project vicinity and the use of the material will uphold the existing character and style of the given neighborhood.

For denial:

1.The site plans do not conform to applicable standards set forth in Title 9, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
2. The proposed development plans do not meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.
3. The public facilities and services in the area are not adequate to support the subject development, as required by engineering standards and specifications.
4. The proposed development plans do not comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of this code, including traffic, storm water drainage, and utilities concerns.
5. There is not good cause for the vacation or amendment.
6. The second sidewalk or portion of the sidewalk does provide pedestrian connectivity to any units or amenities.
7. Ample pedestrian circulation is not being provided.
8. The purpose and intent of the development standards set forth in DCMC Chapter 9-32 are not being met.
9. The second sidewalk or portion thereof is necessary and/or desirable.
10. A predominant building material does not exist in the project vicinity and the use of the material will not uphold the existing character and style of the given neighborhood.

ATTACHMENTS:

Description	Upload Date	Type
PC Staff Report Part 1	7/22/2022	Cover Memo
PC Staff Report Part 2	7/22/2022	Cover Memo

Development Review Committee
1020 East Pioneer Road
Draper, UT 84020
July 20, 2022

To: Draper City Planning Commission
Business Date: July 28, 2022

From: Development Review Committee

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

Re: **Trailside Townhomes – Site Plan and Plat Amendment Request**

Application No.:	SPR-58-2022 and SUBD-111-2022
Applicant:	John Wheatley, representing IKON Development
Project Location:	2142 East Brookings Dr.
Current Zoning:	RR-22 (Rural Residential), RR-43 (Rural Residential), and RM (Multi-family) Zone
Acreage:	19.37 Acres (Approximately 843,757 ft^2)
Request:	Request for approval of a Site Plan and Plat Amendment in the RR-22 and RR-43 zones in order to develop the vacant property with 152 townhomes.

BACKGROUND AND SUMMARY

This application is a request for approval of a Site Plan and Plat Amendment for approximately 19.37 acres located on corner of Brookings Dr. and Suncrest Dr., at 2142 East Brookings Dr. (Exhibit B & C). The property is currently zoned RR-22, RR-43, and RM. The applicant is requesting that a Site Plan be approved to allow the property to be developed with 152 townhomes and a Plat Amendment to consolidate the six lots that encompass the property into one single lot.

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

RR-22, RR-43, and RM zones.

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

ANALYSIS

General Plan and Zoning.

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

The Residential Medium Density designation is characterized as follows:

Residential Medium Density

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

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

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

Site Plan Layout. The property will be developed with 32 townhome buildings equaling 152 dwelling units (Exhibit F). The site will be accessed from Brookings Dr. and Suncrest Dr. There will three ingress and egress points in total.

Table 2	**Site Plan Design Requirements**		
Standard	**DCMC Requirements**	**Proposal**	**Notes**

Boundary Line Setback-			
Front	Min 5-feet to Max 20-feet	10-feet	
Front	Min 5-feet to Max 20-feet	17-feet	
Rear	10-feet Min	61-feet	
Rear	10-feet Min	178-feet	
Driveway Depth	20-feet Min	19-feet	Changes required

Subdivision Layout. The plat will combine six lots into one (Exhibit J). The development will be a rental product and the single lot will allow the development to be under one ownership. The lot will be referred to as Lot 1307.

Table 3 Subdivision Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Lot/Parcel Size	20,000 sq ft and 40,000 sq ft Min	843,757.20 sq ft	
Lot Width	90-feet to 100-feet Min	580-feet	
Lot Depth	4:1 (depth to width) Max	1,730-feet	
Street Frontage	50-feet Min	2,565-feet	
Easements-			
PUE Front	7-feet Min	10-feet	
PUE Rear	7-feet Min	None	Changes required
PUE Side	7-feet Min	None	Changes required
Other	NA	Sewer, Storm drainage,	

Circulation. The applicant is proposing private roads (Exhibit J). Dwelling units will be a mix of alley loaded and front loaded structures depending on their location in relation to areas with large ground slopes. The center of the development will have a grid system with alley loaded units and a center walkway running between the front of the units. A western single road spur will serve front loaded units on either side of the street. Two eastern spurs will serve units on one side of the road. These units will be alley loaded.

Table 4 Subdivision Circulation Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Block Size	NA	160-feet to 420-feet	

Stub Street Connections	Required to connect to all stub streets	The property will have direct connection to the Brookings Dr. stub	There is not a requirement to continue the public roadway through the property.
# of Cul-de-sacs	NA	1	
Street Width	26-feet Min	26-feet to 28-feet	
Street Ownership	Private		
Sidewalks	Sidewalks required on both sides of the street	Sidewalks on one side of the street	Deviation requested

The applicant has requested a deviation to having sidewalk on both sides of the street. Per DCMC Section 9-32-030(D)(4) the Planning Commission can approve a deviation to allow sidewalk on one side of the street based on making the following findings:

DCMC 9-32-030(D)(4)

4. Multiple-family projects shall install sidewalks on both sides of all private streets. Sidewalks shall be a width of no less than five feet (5').
    a. The planning commission may permit a deviation from the requirement for sidewalks on both sides of a private street by eliminating the sidewalk or a portion of the sidewalk on one side of the street upon finding all of the following:
        (1) The second sidewalk or portion of the sidewalk does not provide pedestrian connectivity to any units or amenities;
        (2) Ample pedestrian circulation has been provided;
        (3) The purpose and intent of the development standards set forth in this chapter are met; and
        (4) The second sidewalk or portion thereof is unnecessary and/or undesirable.

The applicant has submitted a request outlining how they believe they have complied with the deviation standards (Exhibit K). The applicant states that the development will have a mountain ambiance and use reduced hardscapes and narrower rights-of-way similar to what is seen in the nearby Suncrest development. The applicant also discussed the restriction on usable space for the development based on the grading and slopes on the property. Staff has reviewed the sidewalk design. There are two buildings that won't have a sidewalk running in front of them. They will have access to pedestrian trails at the ends of the roadway. All other units have ample pedestrian access.

Landscaping and Lot Coverage. The landscape plan includes substantial natural open space, about 2/3rd of the property will be in natural open space (Exhibit G). The other 1/3rd will be made up of amenity space and landscaped areas adjacent to buildings. Amenities provided include a clubhouse, pool, hot tub, tot lot, picnic areas, and view decks.

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

Parking. The applicant is providing two car garages for each unit, along with a two car driveway (Exhibit F). Guest parking is provided around the club house area and on the west side of the development.

Table 6	Parking Lot Design Requirements		
Standard	**DCMC Requirements**	**Proposal**	**Notes**
Parking Required			
Dwelling Units	304 (2 sp/ 1 unit)	304	
Guest Parking	38 (1 sp/ 4 units)	39	
Guest Parking Dimensions	9-feet x 18-feet	9-feet x 18-feet	

Architecture. The applicant is proposing 2-3 story townhomes (Exhibit H). The architectural style can be described as modern-mountain. There are 32 buildings total. Due to the grade changes on the property, each building will be slightly different, from two or three stories tall, alley loaded, or front loaded, and the building material percentages will be different for each building.

Table 7	Architectural Design Requirements		
Standard	**DCMC Requirements**	**Proposal**	**Notes**
Building Height	35-feet Max	35-feet	Each unit complies with the 35-foot requirement. The grade change on the property results in the overall

			buildings stepping up or down with the grade.
Materials			
Primary	Brick or Stone	Stone	
Secondary	NA	Shake, Shingle, Lap Siding, Metal	
Percentage of Materials			
Front	50% Primary Min	11% to 33%	Deviation Requested
Rear	50% Primary Min	0% to 33%	Deviation Requested
Side	50% Primary Min	13% to 25%	Deviation Requested
Side	50% Primary Min	12% to 24%	Deviation Requested

The applicant is requesting a deviation to the building material percentages. DCMC Section 9-32-030(B)(3) requires at least 50% of each façade face to contain brick, stone, or synthetic stone. The Planning Commission can approve a deviation to this standard based on the below findings:

DCMC Section 9-32-030(B)(3)

3. Building materials for multiple-family structures shall consist of at least fifty percent (50%) brick, stone, or synthetic stone on all sides of the structure.

c. The planning commission may also grant a deviation from this clause if a predominant building material exists in the project vicinity and the use of the material will uphold the existing character and style of the given neighborhood. The project developer may present the proposed building material (and color) to the planning commission to substantiate the quality and durability of the proposed dominant material.

The applicant has provided a deviation request letter in Exhibit K. The applicant has stated that high quality materials have been provided on the building, including stone and fiber cement siding. The buildings contain four-sided architecture where all four sides of the buildings contain the same amount of detail and similar materials. The applicant also states that the design continues the mountain-style design aesthetic of residential developments in and around Suncrest.

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

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

Criteria For Approval.

Site Plan

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

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

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

Subdivision Plat Amendment

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

The Planning Commission may approve the vacation or amendment of a plat by signing an amended plat showing the vacation or amendment if the Land Use Authority finds that there is good cause for the vacation or amendment; and no public street, right-of-way, or easement has been vacated or amended.

REVIEWS

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

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

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

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

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

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

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

STAFF RECOMMENDATION

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

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

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

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
    a) Prior to obtaining a Land Disturbance Permit addressing the following: TG recommendation No. 2, in the December 13, 2021, TG Geotechnical Engineering Review No. 2 (TG, 2021), is implemented by the City: "Before commencement of mass grading, the City requires a project meeting to review grading and earthwork requirements."
    b) Prior to obtaining a Building Permit: Summary of CMT Earthwork Recommendations and Summary of CMT Geotechnical Recommendations for Plan Review in the December 13, 2021, TG Geotechnical Engineering Review No. 2, (TG, 2021), are implemented during Plan Review by the City.
    c) Prior to obtaining a Land Disturbance Permit address the following: On page 2 of the June 27, 2022, CMT document, CMT states:

        "We also understand that a storm brick system will be constructed at the site to collect and convey stormwater. The storm brick system will discharge water to a couple locations at the fill slope face and water will not be allowed to drain into the ground below the system."

        Based on a review of Sheet C3.0, Grading and Drainage Plan, and Sheet C7.3, Construction Details, Trailside Townhomes, prepared by Kimley Horn, dated June 6, 2022, it appears the proposed "stormbrick" system will allow water to drain into the ground below the stormwater system.

        If the "stormbrick" system is used as part of the development storm drainage plan, before final permit approval by the City, TG recommends the City REQUIRE CMT to update their global stability analyses of the affected slopes to include seepage pressure derived from the drainage water infiltrating the slope.
    d) Prior to obtaining a Building Permit address the following: Under review comment (2) in the July 11, 2022, TG review letter, TG stated:

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

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

"We understand that a specialty contractor will provide settlement analysis for Geopiers/stone columns."

Before final building plan permit approval, TG recommends the City REQUIRE CMT to provide the settlement and bearing design analysis for the Geopiers/stone columns for review.

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

The findings for approval as are follows:

1. The entire site is being developed at one time.
2. The site plan conforms to applicable standards set forth in Title 9, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials, as amended by the approved deviations.
3. The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.
4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.

5. The proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of this code, including traffic, storm water drainage, and utilities concerns.
6. There is good cause for the vacation or amendment; and no public street, right-of-way, or easement has been vacated or amended.
7. The second sidewalk or portion of the sidewalk does not provide pedestrian connectivity to any units or amenities.
8. Ample pedestrian circulation has been provided.
9. The purpose and intent of the development standards set forth in DCMC Chapter 9-32 are met.
10. The second sidewalk or portion thereof is unnecessary and/or undesirable.
11. A predominant building material exists in the project vicinity and the use of the material will uphold the existing character and style of the given neighborhood.

The findings for denial as are follows:

1. The site plans do not conform to applicable standards set forth in Title 9, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
2. The proposed development plans do not meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.
3. The public facilities and services in the area are not adequate to support the subject development, as required by engineering standards and specifications.
4. The proposed development plans do not comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of this code, including traffic, storm water drainage, and utilities concerns.
5. There is not good cause for the vacation or amendment.
6. The second sidewalk or portion of the sidewalk does provide pedestrian connectivity to any units or amenities.
7. Ample pedestrian circulation is not being provided.
8. The purpose and intent of the development standards set forth in DCMC Chapter 9-32 are not being met.
9. The second sidewalk or portion thereof is necessary and/or desirable.
10. A predominant building material does not exist in the project vicinity and the use of the material will not uphold the existing character and style of the given neighborhood.

MODEL MOTIONS

Deviation: Building Design Standards

Sample Motion for Approval – I move that we approve the Building Design Standards Deviation, as requested by John Wheatley, representing IKON Development for Trailside Townhomes, application SPR-58-2022, based on the findings and subject to the conditions listed in the Staff Report dated July 20, 2022.

Sample Motion for Modified Approval– I move that we approve the Building Design Standards Deviation, as requested by John Wheatley, representing IKON Development for Trailside Townhomes, application SPR-58-2022, based on the findings and subject to the conditions listed in the Staff Report dated July 20, 2022 and as modified by the findings and conditions below:

1. List any additional findings and conditions…

Sample Motion for Denial – I move that we deny the Building Design Standards Deviation, as requested by John Wheatley, representing IKON Development for Trailside Townhomes, application SPR-58-2022, based on the findings listed in the Staff Report dated July 20, 2022.

Deviation: Sidewalks

Sample Motion for Approval – I move that we approve the Sidewalk Deviation, as requested by John Wheatley, representing IKON Development for Trailside Townhomes, application SPR-58-2022, based on the findings and subject to the conditions listed in the Staff Report dated July 20, 2022.

Sample Motion for Modified Approval– I move that we approve the Sidewalk Deviation, as requested by John Wheatley, representing IKON Development for Trailside Townhomes, application SPR-58-2022, based on the findings and subject to the conditions listed in the Staff Report dated July 20, 2022 and as modified by the findings and conditions below:

1. List any additional findings and conditions…

Sample Motion for Denial – I move that we deny the Sidewalk Deviation, as requested by John Wheatley, representing IKON Development for Trailside Townhomes, application SPR-58-2022, based on the findings listed in the Staff Report dated July 20, 2022.

Site Plan

Sample Motion for Approval – I move that we approve the Site Plan, as requested by John Wheatley, representing IKON Development for Trailside Townhomes, application SPR-58-2022, based on the findings and subject to the conditions listed in the Staff Report dated July 20, 2022.

Sample Motion for Modified Approval– I move that we approve the Site Plan, as requested by John Wheatley, representing IKON Development for Trailside Townhomes, application SPR-58-2022, based on the findings and subject to the conditions listed in the Staff Report dated July 20, 2022 and as modified by the findings and conditions below:

1. List any additional findings and conditions…

Sample Motion for Denial – I move that we deny the Site Plan, as requested by John Wheatley, representing IKON Development for Trailside Townhomes, application SPR-58-2022, based on the findings listed in the Staff Report dated July 20, 2022.

Plat Amendment

Sample Motion for Approval – I move that we approve the Plat Amendment, as requested by John Wheatley, representing IKON Development for Trailside Townhomes, application SUBD-111-2022, based on the findings and subject to the conditions listed in the Staff Report dated July 20, 2022.

Sample Motion for Modified Approval– I move that we approve the Plat Amendment, as requested by John Wheatley, representing IKON Development for Trailside Townhomes, application SUBD-111-2022, based on the findings and subject to the conditions listed in the Staff Report dated July 20, 2022 and as modified by the findings and conditions below:

1. List any additional findings and conditions…

Sample Motion for Denial – I move that we deny the Plat Amendment, as requested by John Wheatley, representing IKON Development for Trailside Townhomes, application SUBD-111-2022, based on the findings listed in the Staff Report dated July 20, 2022.

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

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

_____ _____

Draper City Public Works Department Draper City Planning Division

_____ _____

Draper City Fire Department Draper City Legal Counsel

_____

Draper City Building Division

EXHIBIT A
DEPARTMENT REVIEWS

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

Planning Division Review.

1. Prior to Land Disturbance Permit issuance, amend the lighting plan to address all outstanding comments:
   A. Per DCMC Section 9-20-080, the maximum reading at any property line cannot exceed 0.2. Please adjust for all property lines.
   B. No light source can be located within 20 feet of a shared property line. Please show compliance.
2. Prior to Land Disturbance Permit issuance, amend the landscape plan to address all outstanding comments:
   A. Update the tree plat list so that all trees located on a street are from the approved Draper Street Tree list.
3. Prior to Land Disturbance Permit issuance, amend civil plans to address all outstanding comments:
   A. Show driveway dimensions for all buildings.
   B. All driveway shall be at least 20-feet deep, not including the sidewalk.
4. Prior to Land Disturbance Permit issuance, amend the architectural plans to address all outstanding comments:
   A. Clarify the garage door styles to be used on the different buildings.
5. Prior to plat recordation, amend the mylar to include a 7-foot rear and at least one 7-foot side public utility easement.

Engineering and Public Works Divisions Review.

1. Update property lines shown on site plans to reflect the public right-of-way dedication on Suncrest Drive. Update the setbacks accordingly. There is one setback that would be reduced to eight feet.
2. Stormwater Maintenance Plan and Agreement are now required for every private storm drainage system, per DCMC 16-2-170. *Submission of the maintenance plan is now required prior to site approval.* The maintenance agreement is a condition of approval; it is required to be recorded and returned to the city prior to issuance of the Land Disturbance Permit for construction of the site.
3. Retaining walls are to comply with DCMC 9-27-085. Retaining walls are not reviewed or approved with the site plan / subdivision review and approval process. A separate building permit is required after site plan or subdivision approval is received.

Retaining walls shown on the grading plan do not comply with city code. Address prior to issuance of a Building Permit.

4. For sites over five (5) acres, certified SWPPP is required. Contact Lucas Fowler, 801-576-6331, to verify compliance.
5. Provide service letter from South Valley Sewer District (SVSD) DCMC 9-5-090(D)(1)(d)(3)(E). *Review letter received from SVSD.* Final approval required prior to LDP.
6. Once site plan has been approved, a Land Disturbance Permit is required prior to construction activities onsite. Permit is obtained through the Engineering Division and is required prior to Building Permit issuance.
7. Any work in the public right-of-way will require an Encroachment Permit obtained through the Engineering Division.
8. Update public right-of-way dedication for the access from Suncrest Drive. Dedicate the full alignment of the public sidewalk.
9. Provide a Draper City Water Easement from the public right-of-way to the master meter vault location.
10. Update the existing SD easement to center, 20-foot wide, easement on the proposed updated city SD alignment.
11. Update PUE to PU&DE on plat and label where dimensioned.
12. Add slope protection easements per DCMC 18-3-120 where necessary. *Verify no slope easements are required to protect infrastructure. Comment response indicated easement slopes may be added.*
13. Update signatures blocks – remove Qwest. Qwest and Century Link are the same entity – which is also Lumen.
14. On page 26 of the geohazard/geotech report, in the fill placement and compaction section, it indicates that fills of more than 10 feet are not anticipated. However, on the site grading plan, in many areas, fill areas exceed 10 feet. Verify placement of fills greater than 10 feet are addressed. (Placing fill on the existing slope to steepen it to 2H:1V is also required to be addressed. Typically, this will require benching, toeing in at the base of the fill, and other fill placement requirements.) *Updated letter from CMT, dated June 27, 2022, received after third submittal and is under review. Any comments will be forwarded.*
15. On page 28 of the geohazard/geotech report, in the slope stability section, it indicates that no groundwater is expected onsite, except water infiltration from landscape irrigation and snowmelt. Detention basin infiltration is in excess of this statement. Verify placement of detention basins do not impact slope stability. *Updated letter from CMT, dated June 27, 2022, received after third submittal and is under review. Any comments will be forwarded.*
16. In CMT's addendum it states, "The storm brick system will discharge water to a couple of locations at the fill slope face and water will not be allowed to drain into the ground below the system." Reviewing the Stormbrixx installation details on sheet C7.3, it requires a non-woven geotextile fabric under and around the system. However, it is my understanding that the non-woven geotextile fabric is not water tight and

accommodates infiltration. Add a liner that will contain the water to prevent infiltration of any water to comply with CMT's assumptions or provide me with documentation that the non-woven geotextile fabric prevents erosion.

17. Provide the HGL in the realignment of the city's SD pipeline – add to the profile. The city has had issues with velocity and energy in SD bends of 90 degrees especially where the slope is significant, as in this case.
18. Several retaining walls do not comply DCMC 9-27-085(F)(3) & (4). Verify retaining wall concept and update grading plan accordingly.
19. In the drainage report, it indicates the site is 19 acres but only 12 acres are being analyzed (developed). Indicate the remaining area will continue to meet pre-development discharges and is not being modified due to development. Add offsite areas to the calculation tables where the comparison between pre- and post-development flows are shown. *Comment not addressed in third submittal.*
20. Several pipelines shown in the pipeline capacity calculation table show surcharging (full flow is exceeded by calculated flow). For example, CO-4 to StartNullStruct0 & Pipe-194 to SDCB 12... *Resolution of this comment was not verified with the third review. Disregard comment if capacity calculations have been updated.*
21. Update SDCB calculations to show which inlets were analyzed as sags (should be shown as a double inlet such as SBCB 1) and which inlets were calculated along a street with the potential of bypass flow (SDCB 2). Spread shown indicated bypass flow is expected with SDCB 2. *Resolution of this comment was not verified with the third review. Disregard comment if capacity calculations have been updated.*
22. On sheet 33 of 57 of the drainage report, the table shows the unit hydrograph, but is labeled "Cumulative Precip." It appears that this column is multiplied by the precipitation depth at the top of the page. The next three columns appear to show a cumulative depth of flow, not a flow rate as labeled. There is only one peak intensity identified, but three different storms shown in the calculations. Verify labels and columns. *Resolution of this comment was not verified with the third review. Disregard comment if capacity calculations have been updated.*
23. The site drawings show detention basin IV, V, and II in series, but the drainage report indicates IV to VI are in series while II is isolated as its own system. Resolve this conflict. *Comment not addressed in third submittal.*
24. Grading plan modifies existing fill slope to steepen the slope to the maximum of 2H:1V permitted by code. See cut and fill requirements in DCMC 18-3-060. Keying in the fill, benching, and other mass grading requirements are required. Update note 9 on the grading plans to include the final version of the CMT addendum.
25. Detention basins discharge nearly at the top of the 2H:1V fill slope. Design does not show any energy dissipation, channel design, armoring, or permanent slope protection BMPs. *Channel construction to the bottom of the fill slope is required. The discharge point shall be an existing channel or at the bottom of the ravine. Hatching modified on plans, but no details or construction information provided in third submittal.*
26. There is the potential to have significant runoff from the site, units, and use areas to cause erosion issues on the fill slopes. Provide permanent erosion control to prevent

erosion, such as swales, etc., along the top each slope. *Respond to this comment via email or memo outlining the permanent BMPs used to protect the fill slope.*

27. Provide the design, standard section, and armoring of cut-off swales, behind lot swales, cross-lot swales, and cut/fill slope protection swales. Include in the design any discharge point or collection point. *Armoring not included in provided detail in third submittal.*
28. Four-foot trail shown on Sheet C3.1 along the southern area, at the top of the extensive fill slope, has a retaining wall adjacent to the trail with no buffer area at the edge of the trail. On city projects, we have a two-foot buffer at a maximum of 3H:1V. *Two foot buffer not provided along trail, but grading modified in some areas to provide broader area before 2H:1V slope in second submittal. This comment is a recommendation and therefore is subject to the decision of the applicant.*
29. All roof drains shall discharge onto site and into private SD system. *Response letter indicates roof drains will discharge on the surface and flow to collection areas. The rear of the perimeter units on the south and west discharge to an open area without any drainage collection systems. No additional information provided in third submittal.*
30. All improvements within the public right-of-way are required to meet Draper City standards and details. *Informational comment – no additional action required.*
31. Update property line in showing the set back from the property line along Ikon Drive (16125 S) and Suncrest Drive where approximately eight feet of public right-of-way is being dedicated for the public sidewalk.
32. Park strip maintenance is responsibility of fronting parcel per DCMC 7-3-030. *Park strip on Brookings Drive is part of site and site maintenance. Resolution of this comment was not verified with the third review. Disregard comment if landscaping plans include park strip on Brookings Drive.*
33. Existing stubs are be required to be abandoned at the corp stop. Add note to utility page(s). *Note not included on third submittal.*
34. Add fire flow requirement to utility plan per DCMC 9-5-090(D)(1)(d)(3)(C). This is the fire flow required for the proposed building based on the structure material type and occupancy. *This is the fire flow required by the structure, not the fire flow for internal sprinklers. Sprinklers could reduce the required fire flow – see fire code. Flow rate not found on utility sheets.*
35. Plans identify master meter diameter of eight-inches. Specify diameter of bypass meter and pipeline. *Two inch bypass meter specified in third submittal.*
36. Private street connection to Suncrest Drive (arterial) requires right and left turn lanes per DCMC 11-2-050. *Updated TIS provides analysis of lanes to satisfy the code requirement. Comment under review with third submittal. No additional action required.*
37. Dimension utility cuts per Draper City Standard Detail ST-19 and ST-21. *Informational comment. No additional response required at this time.*

Geotechnical Review.

Based on our review of the July 12, 2022, CMT letter, TG recommends the City

consider the June 27, 2022, CMT addendum letter combined with the July 11, 2022, response letter complete from a geotechnical engineering perspective with the following Conditions.

1. TG recommendation No. 2, in the December 13, 2021, TG Geotechnical Engineering Review No. 2 (TG, 2021), is implemented by the City: "Before commencement of mass grading, the City requires a project meeting to review grading and earthwork requirements."

2. Summary of CMT Earthwork Recommendations and Summary of CMT Geotechnical Recommendations for Plan Review in the December 13, 2021, TG Geotechnical Engineering Review No. 2, (TG, 2021), are implemented during Plan Review by the City.

3. On page 2 of the June 27, 2022, CMT document, CMT states:

   "We also understand that a storm brick system will be constructed at the site to collect and convey stormwater. The storm brick system will discharge water to a couple locations at the fill slope face and water will not be allowed to drain into the ground below the system."

   Based on a review of Sheet C3.0, Grading and Drainage Plan, and Sheet C7.3, Construction Details, Trailside Townhomes, prepared by Kimley Horn, dated June 6, 2022, it appears the proposed "stormbrick" system will allow water to drain into the ground below the stormwater system.

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

4. Under review comment (2) in the July 11, 2022, TG review letter, TG stated:

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

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

   "We understand that a specialty contractor will provide settlement analysis for Geopiers/stone columns."

   Before final building plan permit approval, TG recommends the City REQUIRE CMT to

provide the settlement and bearing design analysis for the Geopiers/stone columns for review.

Geologic Hazards Review.

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

Fire Division Review.

1. Fire Department Access is required. An unobstructed minimum road width of twenty-six (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. This project appears to meet this requirement, field verification will be required.

   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. This project appears to meet this requirement

3. 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.
4. Hydrants and Site Access. All hydrants and a form of acceptable temporary Fire Department Access to the site shall be installed and APPROVED by the Fire Department prior to the issuance of any Building Permits. If at any time during the building phase any of the hydrants or temporary Fire Department Access becomes non-compliant any and all permits could be revoked.
5. No combustible construction shall be allowed prior to hydrant installation and testing by water purveyor. All hydrants must be operational prior to any combustible elements being received or delivered on building site.
6. IFC SECTION 3310 ACCESS FOR FIRE FIGHTING DURING CONSTRUCTION

   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.

7. IFC CHAPTER 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION. This section of fire will be enforced. Please make sure the project is maintaining all aspects of this chapter during construction.
8. Fire Sprinklers Required. A deferred submittal for a NFPA 13-D fire sprinkler shop drawings are to be sent via email to: Don Buckley at fire.permits@draperutah.gov . A complete set of plans, with manufacturer cut sheets, and hydraulic calculations. Plans must be stamped by a NICET level III or better in Auto Sprinkler Layout. ALL FIRE PROTECTION PLANS REQUIRE 3rd PARTY REVIEW PRIOR TO BE SUBMITTED TO THE DRAPER FIRE DEPARTMENT.
9. Per Chapter 10 of the IFC roll up garage door's do not count for egress or access for the fire department. The following buildings do not comply with this requirement. Buildings 10, 11, 12, 13, 14, 15. Also buildings 17, 18, 19, 20, 21, 22, 24, 25, 26, 29, 30, 31.
10. Visible Addressing Required. New and existing buildings shall have approved address numbers plainly legible and visible from the street fronting the property. These numbers shall contrast with their background. All addresses for the above listed buildings will all need to be on the garage side as well as the front side.

Parks and Recreation Division Review.

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

GIS Division Review.

1. The street coordinate for Rush Road contains a typo. Please correct the coordinate to be: Rush Road (16180 S) Private Road. Please make this correction on any applicable document.

EXHIBIT B
VICINITY MAP

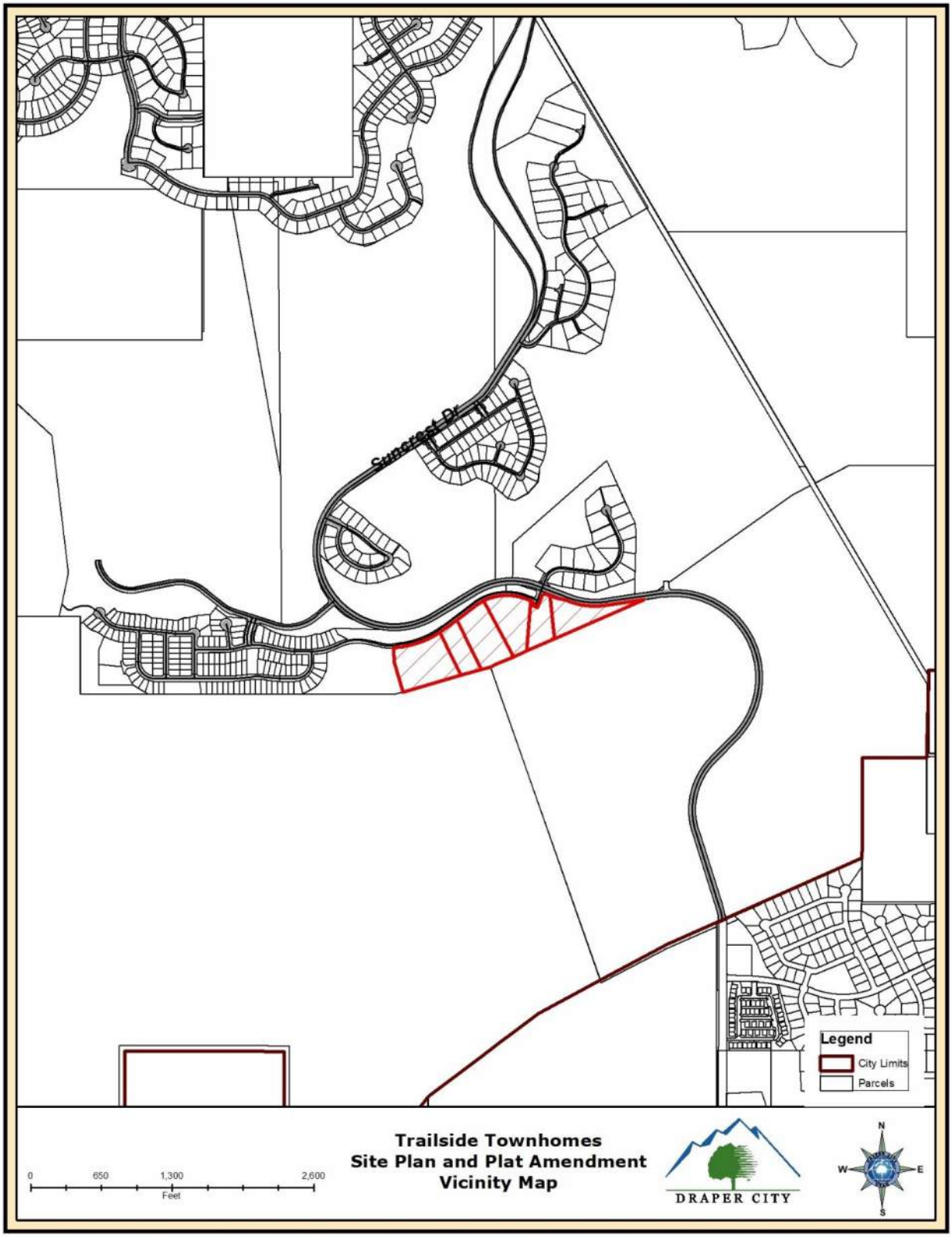


EXHIBIT C
AERIAL MAP

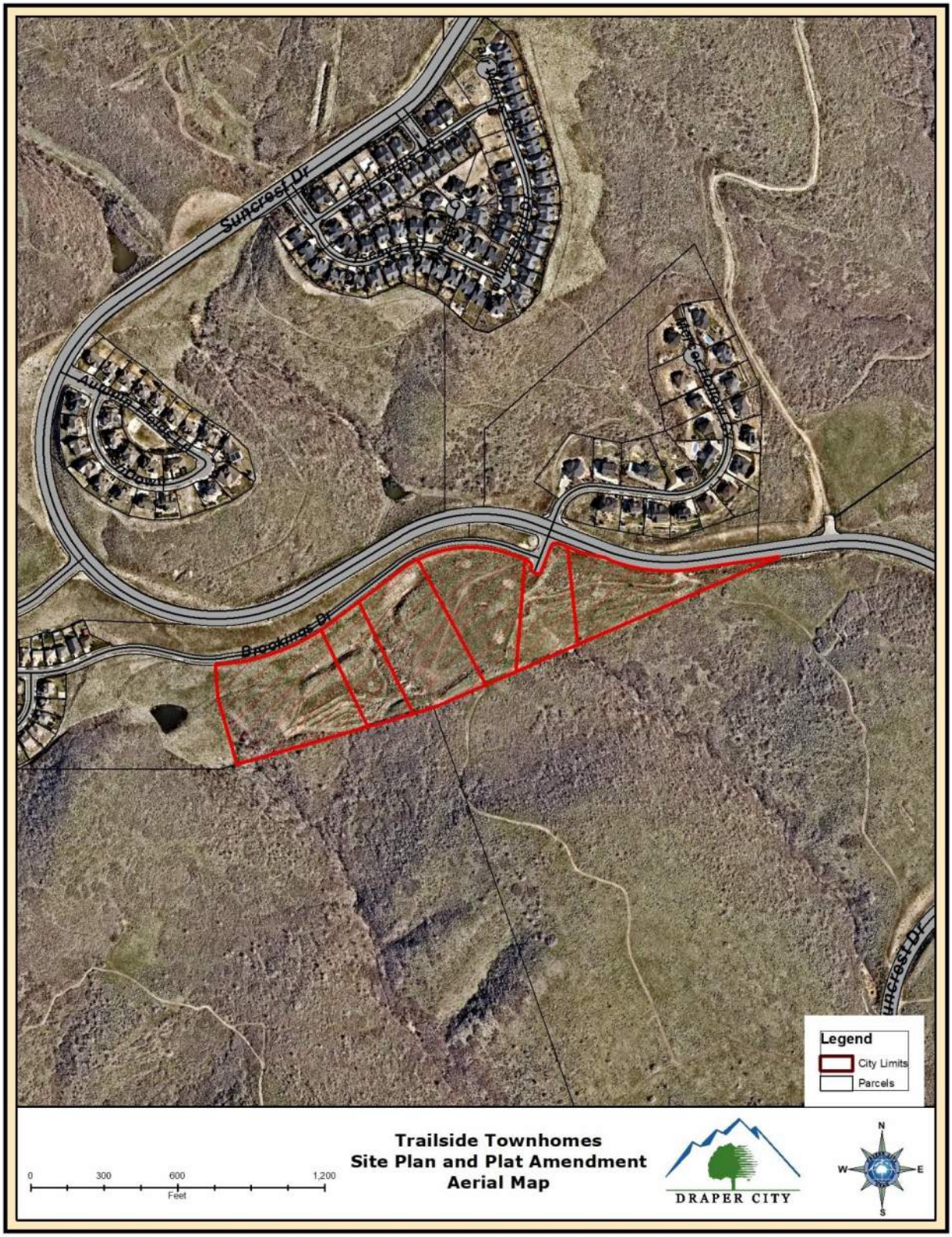


EXHIBIT D
LAND USE MAP

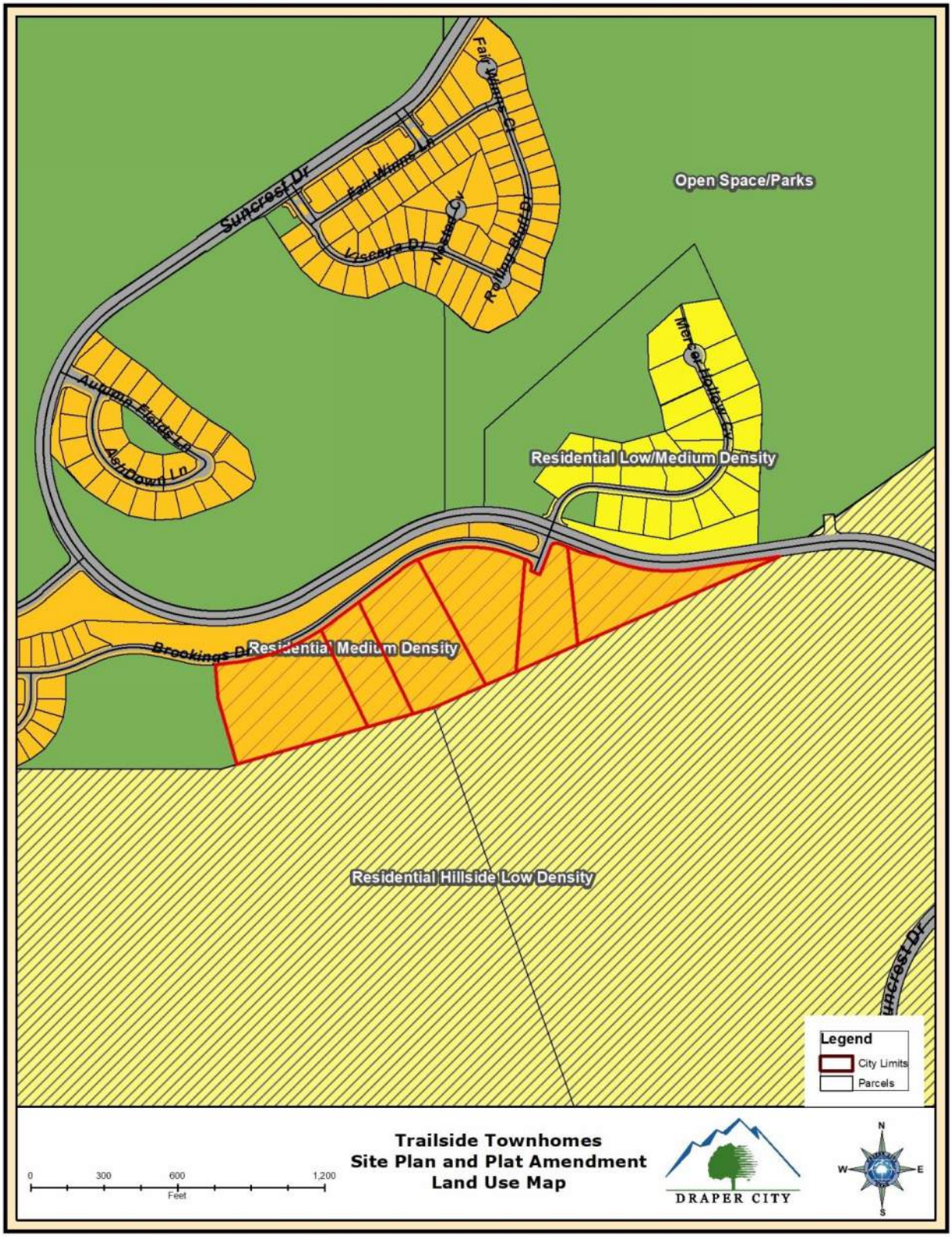


EXHIBIT E
ZONING MAP

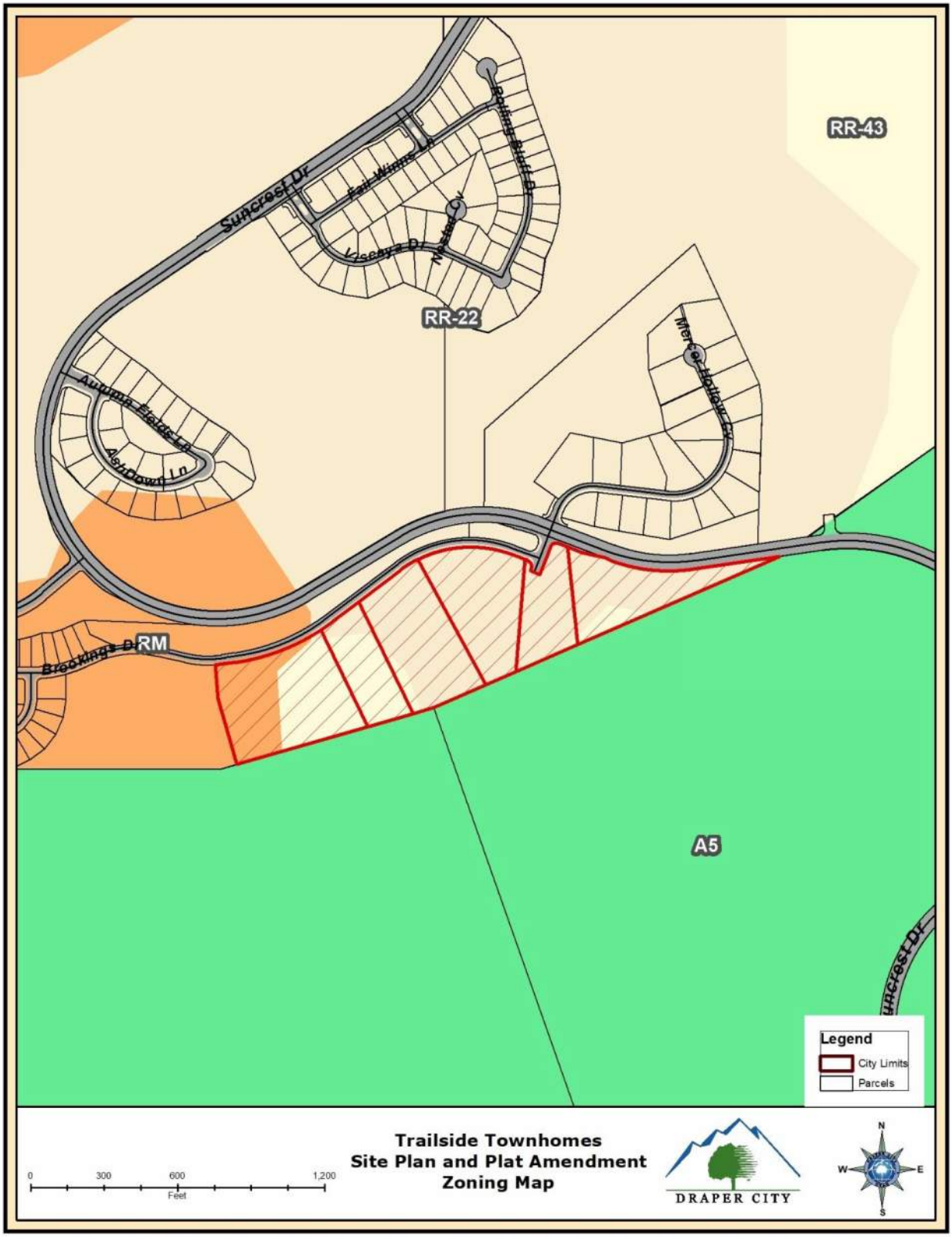
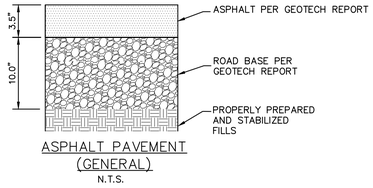


EXHIBIT F
SITE PLAN



ASPHALT PAVEMENT (GENERAL)
N.T.S.

LEGEND

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

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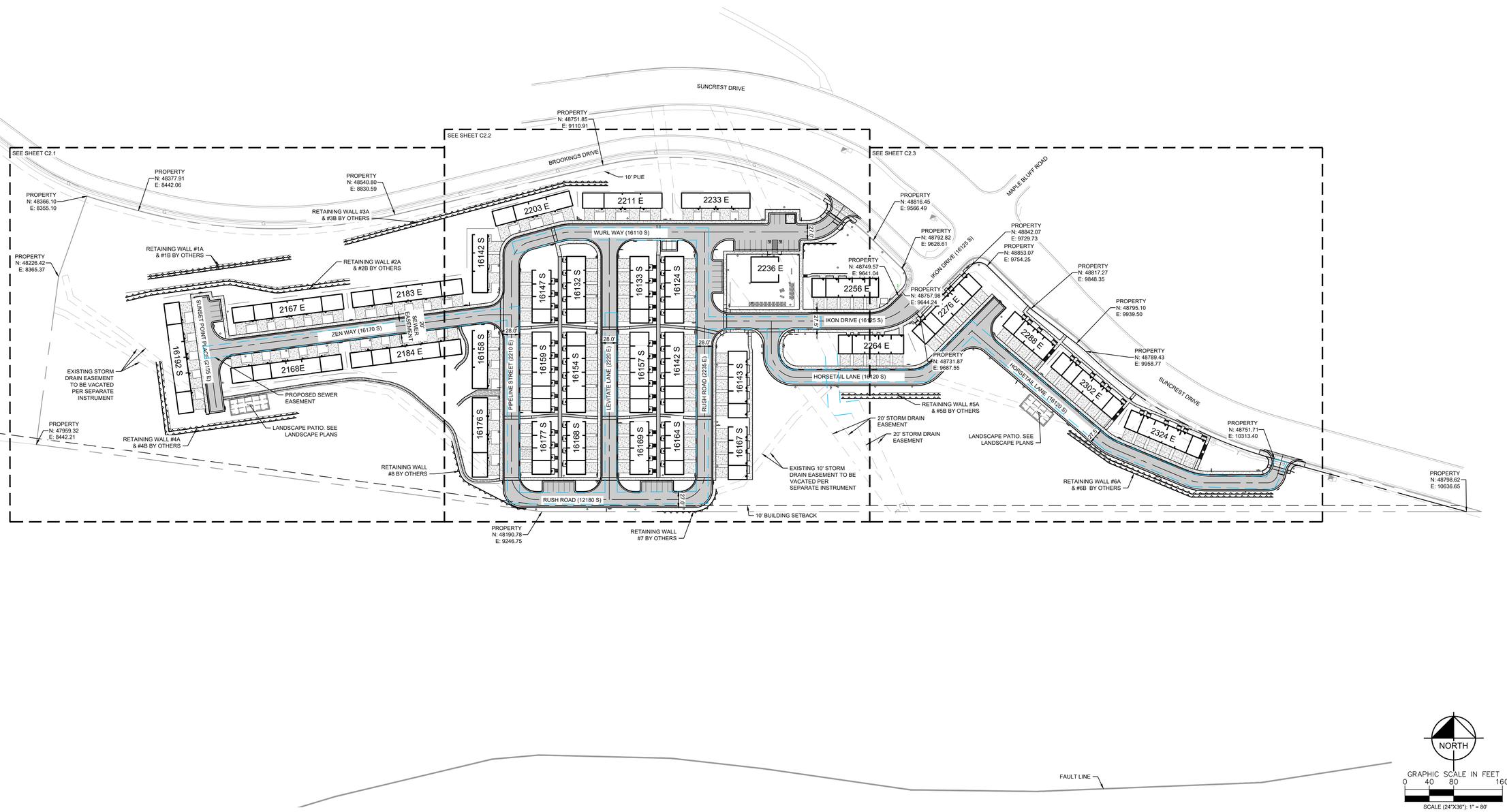
4. TRAILSIDE TOWNHOMES H.O.A. TO MAINTAIN BROOKINGS DR. PARK STRIP PER DRAPER CITY REQUIREMENTS.



NORTH

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

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NO.	DATE	DESCRIPTION
1		

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

OVERALL SITE PLAN

TRAILSIDE TOWNHOMES
DRAPER CITY, UTAH

DRAWN BY: JMG 7/13/2022
DESIGNED BY: JMG 7/13/2022
CHECKED BY: AJR 7/13/2022
SCALE: AS SHOWN
PROJECT No.: 093855000

SEAL

LICENSED PROFESSIONAL ENGINEER
AMANDA RISANO
10406986-2202
07.12.2022
STATE OF UTAH

SHEET
C2.0

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User: LYKINS, JON
Date: 7/13/2022 3:21 PM
Path: K:\SLC_CIV\093855000_TRAILSIDE TOWNHOMES\CADD\PLANSHEETS\C3.0 OVERALL SITE PLAN.DWG
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4	INSTALL TYPE D CURB AND GUTTER PER APWA STANDARD PLAN 205.1. SEE DETAILS ON SHEET C7.0.
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- PROPOSED UTILITY EASEMENT
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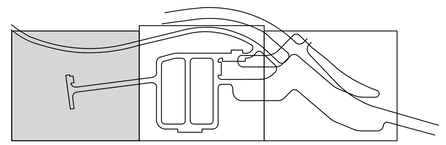
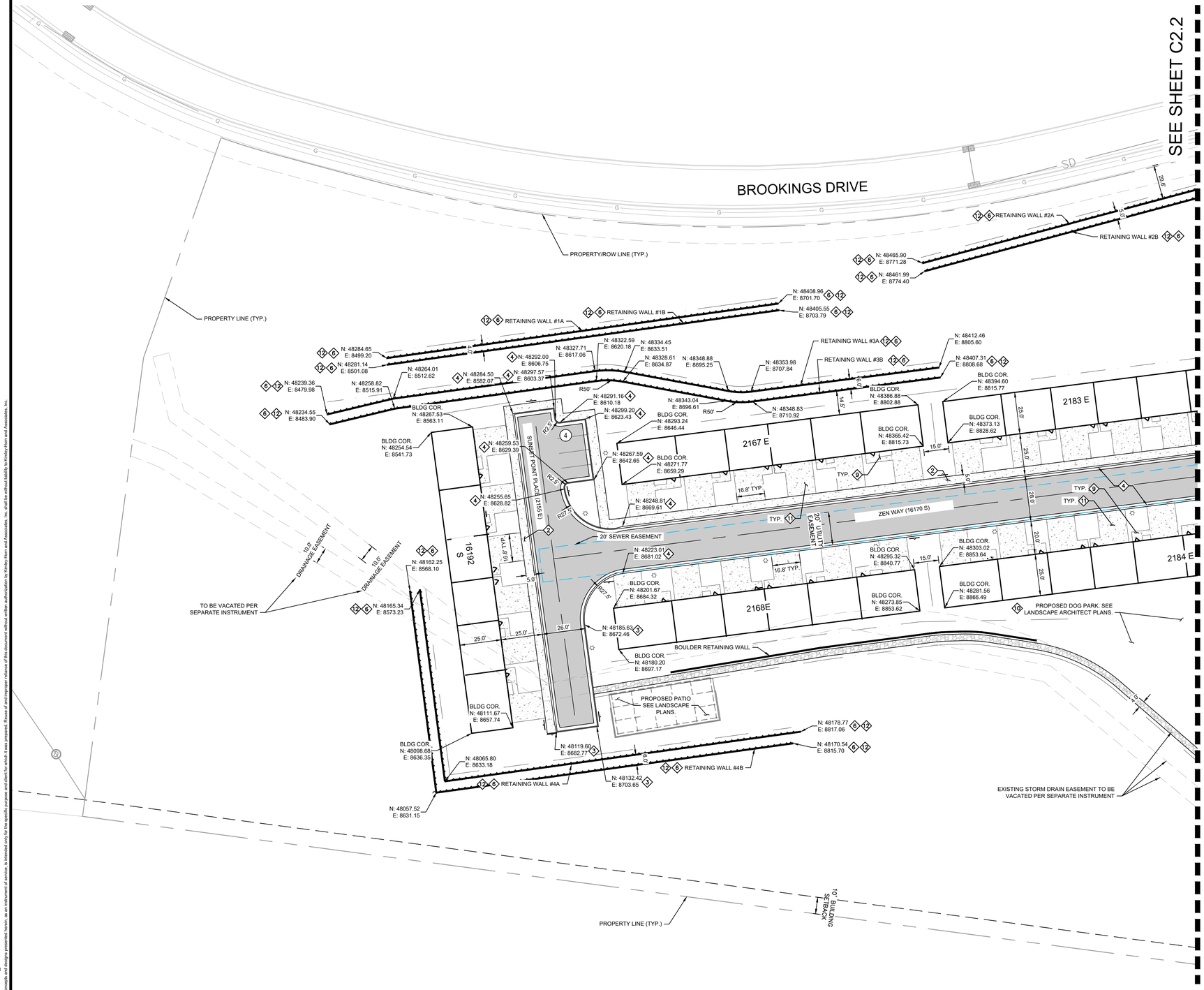
KEY MAP





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SITE PLAN

TRAILSIDE TOWNHOMES
DRAPER CITY, UTAH

DRAWN BY: JMG 7/13/2022
DESIGNED BY: JMG 7/13/2022
CHECKED BY: AJR 7/13/2022
SCALE: AS SHOWN
PROJECT No.: 093855000

SEAL

LICENSED PROFESSIONAL ENGINEER
AMANDA RISANO
10406986-2202
07.12.2022
STATE OF UTAH

SHEET
C2.1

Date: 7/13/2022 3:22 PM User: LYKINS, JON
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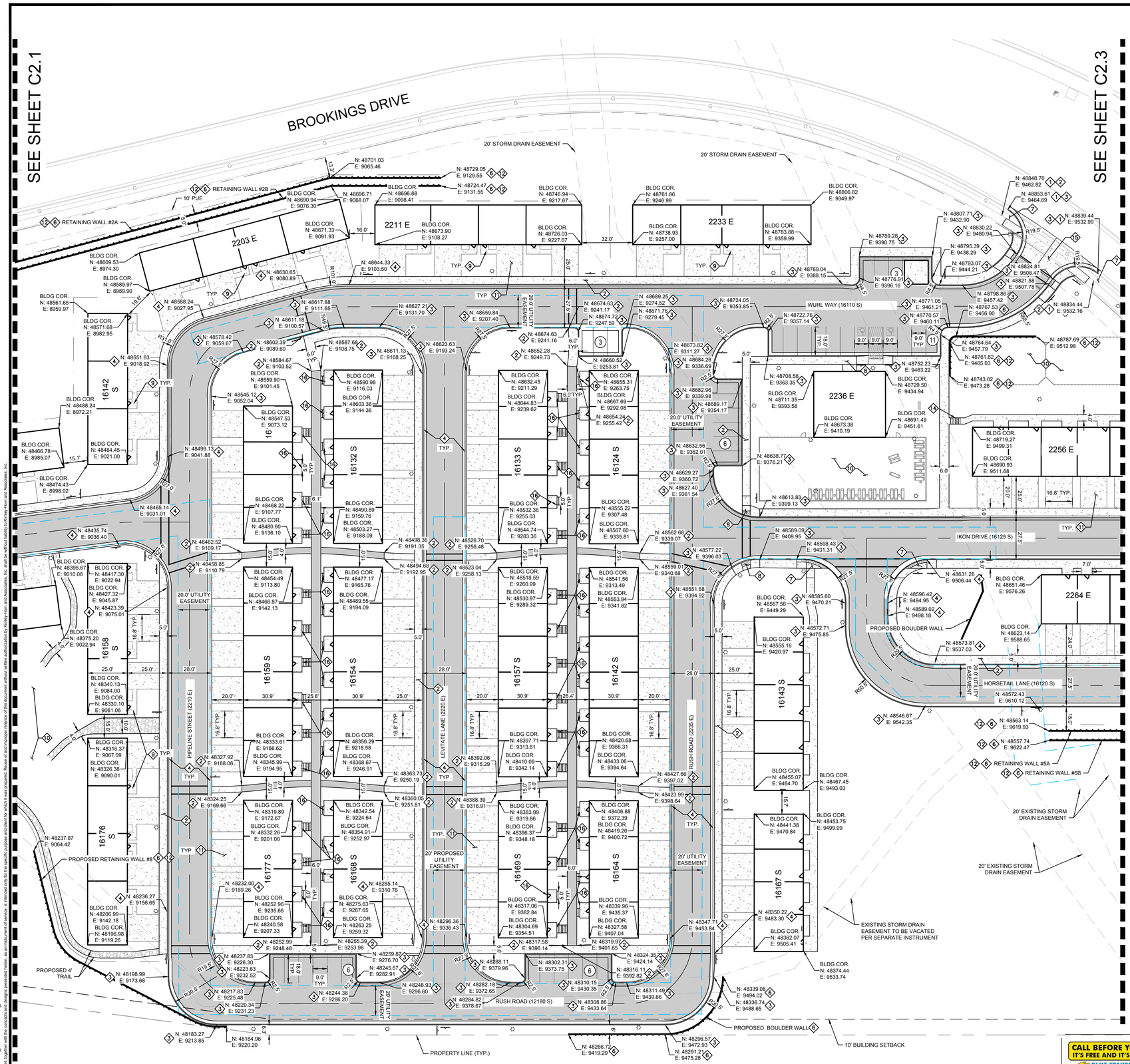

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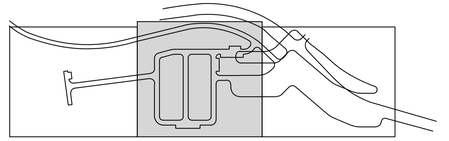
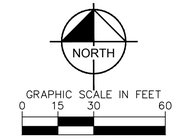
KEY MAP





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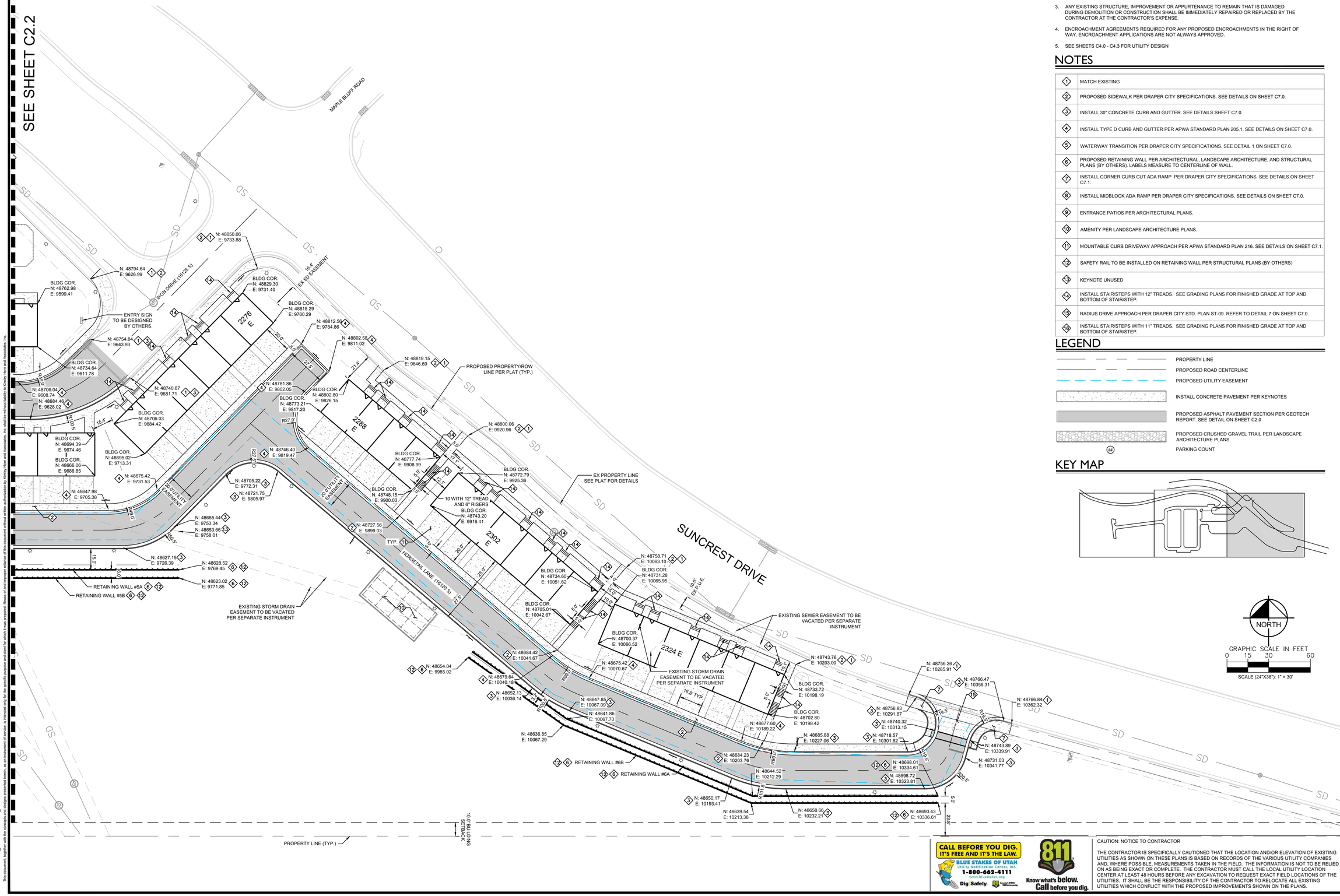

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0 15 30 60
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	DESCRIPTION	DATE
1		

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

SITE PLAN

TRAILSIDE TOWNHOMES
DRAPER CITY, UTAH

DRAWN BY: JMG 7/13/2022
DESIGNED BY: JMG 7/13/2022
CHECKED BY: AJR 7/13/2022
SCALE: AS SHOWN
PROJECT NO.: 093855000

SEAL

LICENSED PROFESSIONAL ENGINEER
AMANDA RISANO
10406986-2202
07.12.2022
STATE OF UTAH

SHEET
C2.3

Date: 7/13/2022 3:45 PM User: LYKINS, JON
Path: K:\SLC_CIVIL\093855000_TRAILSIDE TOWNHOMES\CADD\PLANSHEETS\C3.1 SITE PLAN.DWG
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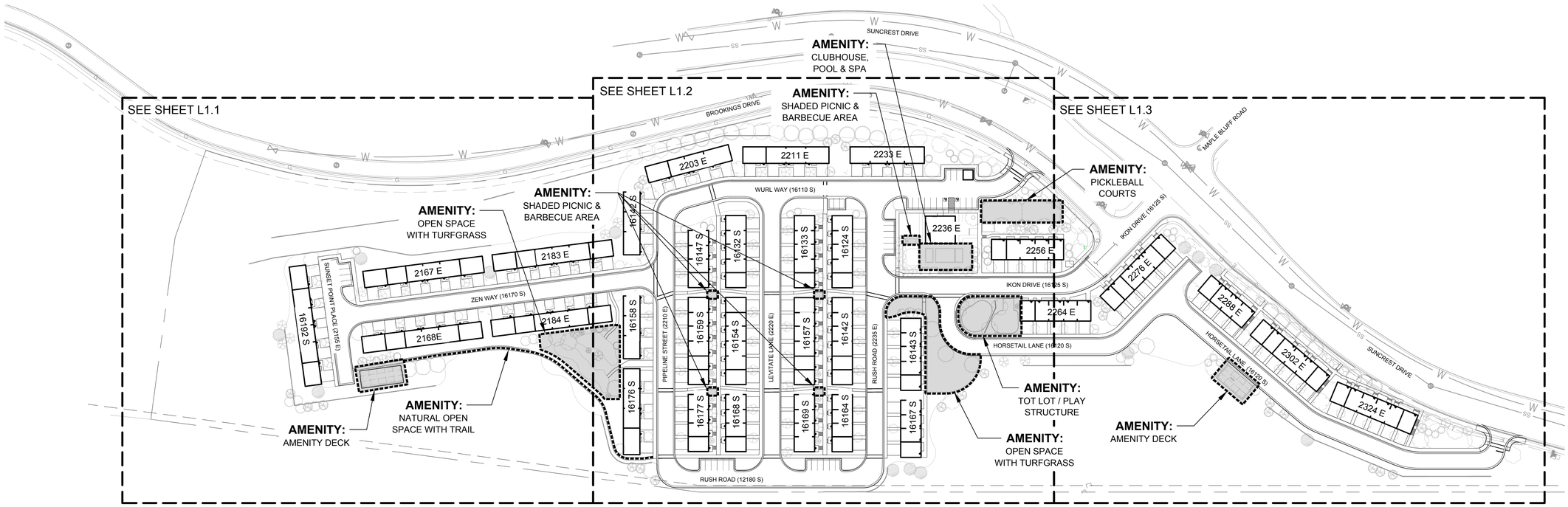
EXHIBIT G
LANDSCAPE AND AMENITY PLAN



PLANT SCHEDULE

EVERGREEN TREES	BOTANICAL / COMMON NAME	CALIPER	CONT	HEIGHT	QTY
	Juniperus scopulorum Rocky Mountain Juniper	---	B&B	6` MIN	28
	Picea pungens glauca 'Baker' Blue Spruce	---	B&B	6` MIN	23
	Picea pungens glauca 'Fat Albert' Fat Albert Colorado Blue Spruce	---	B&B	6` MIN	19
	Pinus cembroides edulis Pinyon Pine	---	B&B	6` MIN	13
	Pinus flexilis `Vanderwolf`s Pyramid` Vanderwolf`s Pyramid Limber Pine	---	B&B	6` MIN	14

ORNAMENTAL TREES	BOTANICAL / COMMON NAME	CALIPER	CONT	HEIGHT	QTY
	Acer tataricum 'GarAnn' TM Hot Wings Tatarian Maple	1" Cal.	B&B	6` MIN	17
	Amelanchier utahensis Utah Serviceberry	1" Cal.	B&B	6` MIN	11
	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Apple Serviceberry	1-1/2" Cal.	B&B	6` MIN	37
	Crataegus laevigata 'Paul's Scarlet' Paul's Scarlet English Hawthorn	1" Cal.	B&B	6` MIN	5
	Crataegus x lavallei Hawthorn	1" Cal.	B&B	6` MIN	33
	Liriodendron tulipifera 'JFS-Oz' TM Emerald City Tulip Poplar	1" Cal.	B&B	8` MIN	21
	Prunus virginiana 'Canada Red' Canada Red Chokecherry	1" Cal.	B&B	6` MIN	31
	Quercus gambelii Gambel Oak	1-1/2" Cal.	B&B	6` MIN	16

SHADE TREES	BOTANICAL / COMMON NAME	CALIPER	CONT	HEIGHT	QTY
	Acer grandidentatum Bigtooth Maple	2" Cal.	B&B	10` - 12`	12
	Acer truncatum x platanoides 'Keithsform' TM Norwegian Sunset Maple	2" Cal.	B&B	10` - 12`	5
	Acer x freemanii 'Autumn Blaze' Autumn Blaze Maple	2" Cal.	B&B	10` - 12`	7
	Quercus macrocarpa Burr Oak	2" Cal.	B&B	12` - 14`	15
	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	2" Cal.	B&B	10` - 12`	21
	Ulmus carpinifolia x parvifolia 'Frontier' Frontier Elm	2" Cal.	B&B	12` - 14`	7
	Zelkova serrata 'Village Green' Village Green Sawleaf Zelkova	2" Cal.	B&B	12` - 14`	8

SHRUBS	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	QTY
	Berberis thunbergii 'Limoncello' Barberry Limoncello	5 gal.			197
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	1 gal.			66
	Cornus sericea 'Kelsey' Kelsey's Dwarf Red Twig Dogwood	---			334
	Euonymus alatus Burning Bush	1 gal.			65
	Juniperus horizontalis Creeping Juniper	5 gal.			140
	Lavandula angustifolia `Hidcote Blue` Hidcote Blue English Lavender	1 gal.			88
	Ligustrum vulgare 'Lodense' Lodense Privet	2 gal.			159
	Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage	1 gal.			296
	Physocarpus opulifolius 'Monlo' TM Diabolo Ninebark	1 gal.			47
	Pinus mugo 'Pumilio' Dwarf Mugo Pine	5 gal.			46
	Prunus besseyi Sand Cherry	1 gal.			122
	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	1 gal.			186
	Ribes alpinum 'Green Mound' Green Mound Alpine Currant	1 gal.			74
	Salix purpurea 'Nana' Dwarf Purple Osier Willow	1 gal.			47
	Symphoricarpos albus Common White Snowberry	1 gal.			36
	Viburnum trilobum 'Bailey Compact' Bailey's Compact Cranberrybush	1 gal.			87

GRASSES	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	QTY
	Andropogon gerardii 'Red October' Red October Big Bluestem	1 gal.			76
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	1 gal.			534
	Festuca idahoensis 'Siskiyou Blue' Siskiyou Blue Fescue	1 gal.			354
	Helictotrichon sempervirens Blue Oat Grass	1 gal.			118
	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	1 gal.			95
	Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass	1 gal.			169
	Schizachyrium scoparium 'Blaze' Little Bluestem	1 gal.			130

NATIVE SHRUBS	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	QTY
	Artemisia tridentata Big Sagebrush	2 gal.			34

GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	CONTAINER	
	Native Seed Mix 'A' Native Grasses and Shrubs (Hillside)	seed	Hydroseed	157,67
	Native Seed Mix 'B' Native Grass (Low)	seed	Hydroseed	60,82(

CITY OF DRAPER

TITLE 9 LANDSCAPE REQUIREMENTS

SITE DATA

GROSS SITE AREA (SEE SITE PLAN):	843,757.20 SF (19.37 AC)
BUILDING FOOTPRINT:	112,130 SF
TOTAL UNITS:	152

9-23-070 TREE AND VEGETATION PROTECTION

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

9-23-090 PERIMETER LANDSCAPING

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

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

9-23-100 PARKING LOT LANDSCAPING

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

9-23-110 LAND USE BUFFERS

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

9-32-030 E. COMMON OPEN SPACE

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

9-32-030 F. RECREATIONAL AMENITIES

AMENITIES REQUIRED (1 PER 50 UNITS): 3 (152 UNITS)

AMENITIES PROVIDED: 7

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

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

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

NOTES:

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

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

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160
SCALE: 1" = 80'

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www.bluestakes.org
Dig Safely.
811 Know what's below. Call before you dig.

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

OVERALL LANDSCAPE AND AMENITY CONCEPT PLAN

TRAILSIDE TOWNHOMES
DRAPER CITY, UTAH

DRAWN BY: LTE 5/31/2022
DESIGNED BY: LTE 5/31/2022
CHECKED BY: CMR 5/31/2022
SCALE: AS SHOWN
PROJECT No.: 093855000

SEAL

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

PRELIMINARY
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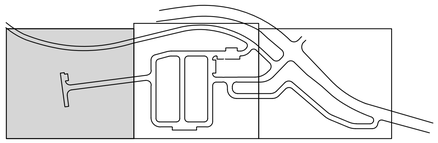
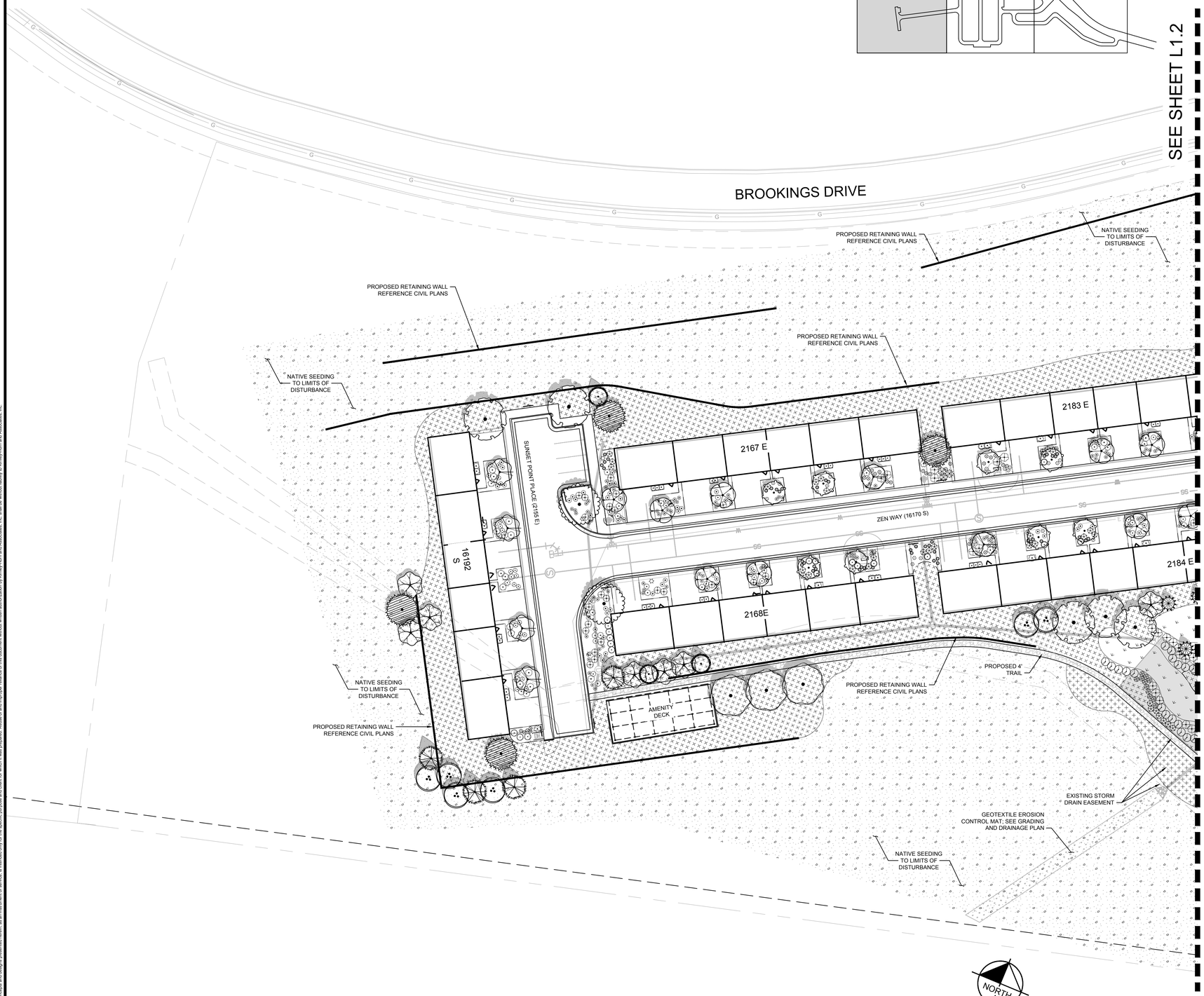
KEY MAP





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GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	CONTAINER
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	Native Seed Mix 'B' Native Grass (Low)	seed	Hydroseed	60,820 sf

GRAPHIC SCALE IN FEET
0 15 30 60
SCALE: 1" = 30'

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1		

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

LANDSCAPE PLAN

TRAILSIDE TOWNHOMES
DRAPER CITY, UTAH

DRAWN BY: LTE 5/31/2022
DESIGNED BY: LTE 5/31/2022
CHECKED BY: CMR 5/31/2022
PROJECT No.: 093855000
SCALE: AS SHOWN

SEAL

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

PRELIMINARY
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SHEET
L1.1

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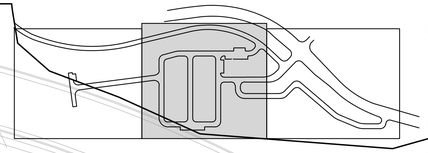
Date: 5/31/2022 4:22 PM User: ROSE, CHRIS
Path: K:\SLC_CIVIL\093855000_TRAILSIDE TOWNHOMES\CADD\PLANSHEETS\L1.1 LANDSCAPE PLAN.DWG

KEY MAP



SEE SHEET L1.1

SEE SHEET L1.3

BROOKINGS DRIVE

PROPOSED RETAINING WALL REFERENCE CIVIL PLANS

NATIVE SEEDING TO LIMITS OF DISTURBANCE

10' PUE

NATIVE SEEDING TO LIMITS OF DISTURBANCE

2203 E

2211 E

2233 E

METAL EDGING BETWEEN TURF GRASS AND SHRUB PLANTING BEDS, TYP.

METAL EDGING BETWEEN TURF GRASS AND SHRUB PLANTING BEDS, TYP.

WURL WAY (16110 S)

TRASH ENCLOSURE

TURF GRASS

TURF GRASS

TURF GRASS

ARTIFICIAL TURF

2236 E

ARTIFICIAL TURF

HOT TUB 200 SF

POOL 800 SF

2256 E

16142 S

16147 S

16132 S

16133 S

16124 S

METAL EDGING BETWEEN TURF GRASS AND SHRUB PLANTING BEDS, TYP.

IKON DRIVE (16125 S)

PLAYGROUND SURFACING

2264 E

TURF GRASS

PLAYGROUND SURFACING

PLAYGROUND SURFACING

HORSETAIL LANE (16120 S)

16158 S

16159 S

16154 S

16157 S

16142 S

16143 S

TURF GRASS

PROPOSED RETAINING WALL REFERENCE CIVIL PLANS

20' STORM DRAIN EASEMENT

20' STORM DRAIN EASEMENT

16176 S

16177 S

16168 S

16169 S

16164 S

16167 S

EXISTING STORM DRAIN EASEMENT

GEOTEXTILE EROSION CONTROL MAT; SEE GRADING AND DRAINAGE PLAN

PIPELINE STREET (2210 E)

LEVITATE LANE (2220 E)

RUSH ROAD (2235 E)

PROPOSED 4' TRAIL

PROPOSED RETAINING WALL REFERENCE CIVIL PLANS

RUSH ROAD (12180 S)

10' BUILDING SETBACK

NORTH

GRAPHIC SCALE IN FEET

0 15 30 60

SCALE: 1" = 30'

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	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	1 gal.			186
	Ribes alpinum 'Green Mound' Green Mound Alpine Currant	1 gal.			74
	Salix purpurea 'Nana' Dwarf Purple Osier Willow	1 gal.			47
	Symphoricarpos albus Common White Snowberry	1 gal.			36
	Viburnum trilobum 'Bailey Compact' Bailey's Compact Cranberrybush	1 gal.			87

GRASSES	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	QTY
	Andropogon gerardii 'Red October' Red October Big Bluestem	1 gal.			76
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	1 gal.			534
	Festuca idahoensis 'Siskiyou Blue' Siskiyou Blue Fescue	1 gal.			354
	Helictotrichon sempervirens Blue Oat Grass	1 gal.			118
	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	1 gal.			95
	Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass	1 gal.			169
	Schizachyrium scoparium 'Blaze' Little Bluestem	1 gal.			130

NATIVE SHRUBS	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	QTY
	Artemisia tridentata Big Sagebrush	2 gal.			34

GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	CONTAINER	
	Native Seed Mix 'A' Native Grasses and Shrubs (Hillside)	seed	Hydroseed	157,672 sf
	Native Seed Mix 'B' Native Grass (Low)	seed	Hydroseed	60,820 sf

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CAUTION: NOTICE TO CONTRACTOR

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

DATE	DESCRIPTION

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

LANDSCAPE PLAN

TRAILSIDE TOWNHOMES
DRAPER CITY, UTAH

DRAWN BY: LTE 5/31/2022
DESIGNED BY: LTE 5/31/2022
CHECKED BY: CMR 5/31/2022
PROJECT No.: 093855000
SCALE: AS SHOWN

SEAL

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

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET
LI.2

© 2022 Kimley-Horn and Associates, Inc.

Date: 5/31/2022 4:22 PM
User: ROSE, CHRIS
Path: K:\SLC_CIVIL\093855000_TRAILSIDE TOWNHOMES\CADD\PLANSHEETS\LI.1 LANDSCAPE PLAN.DWG

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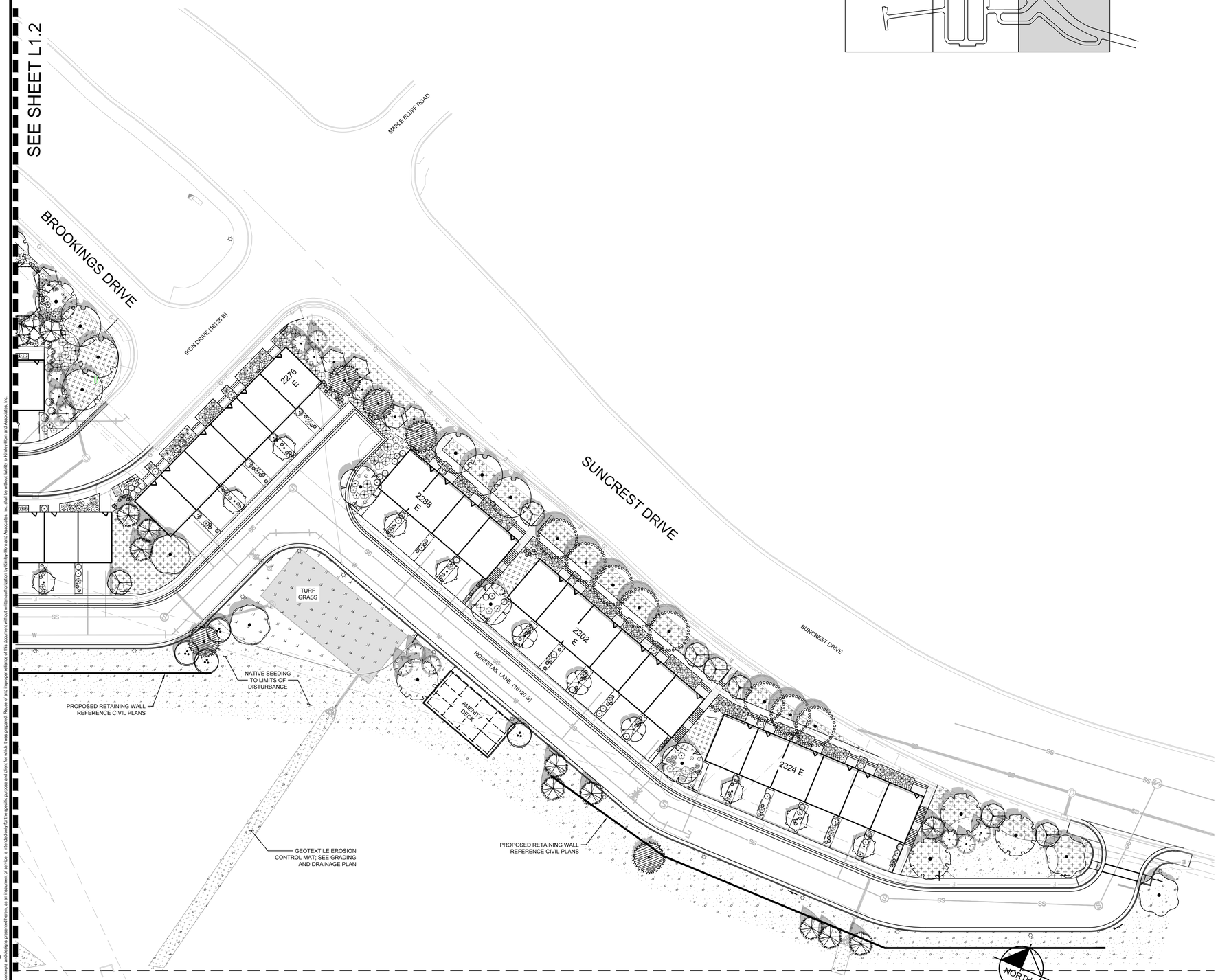

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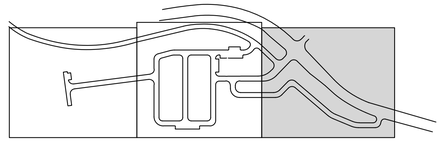
KEY MAP



PLANT SCHEDULE

EVERGREEN TREES	BOTANICAL / COMMON NAME	CALIPER	CONT	HEIGHT	QTY
	Juniperus scopulorum Rocky Mountain Juniper	---	B&B	6` MIN	28
	Picea pungens glauca 'Baker' Blue Spruce	---	B&B	6` MIN	23
	Picea pungens glauca 'Fat Albert' Fat Albert Colorado Blue Spruce	---	B&B	6` MIN	19
	Pinus cembroides edulis Pinyon Pine	---	B&B	6` MIN	13
	Pinus flexilis `Vanderwolf` s Pyramid' Vanderwolf` s Pyramid Limber Pine	---	B&B	6` MIN	14

ORNAMENTAL TREES	BOTANICAL / COMMON NAME	CALIPER	CONT	HEIGHT	QTY
	Acer tataricum 'GarAnn' TM Hot Wings Tatarian Maple	1" Cal.	B&B	6` MIN	17
	Amelanchier utahensis Utah Serviceberry	1" Cal.	B&B	6` MIN	11
	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Apple Serviceberry	1-1/2" Cal.	B&B	6` MIN	37
	Crataegus laevigata 'Paul's Scarlet' Paul's Scarlet English Hawthorn	1" Cal.	B&B	6` MIN	5
	Crataegus x lavallei Hawthorn	1" Cal.	B&B	6` MIN	33
	Liriodendron tulipifera 'JFS-Oz' TM Emerald City Tulip Poplar	1" Cal.	B&B	8` MIN	21
	Prunus virginiana 'Canada Red' Canada Red Chokecherry	1" Cal.	B&B	6` MIN	31
	Quercus gambelii Gambel Oak	1-1/2" Cal.	B&B	6` MIN	16

SHADE TREES	BOTANICAL / COMMON NAME	CALIPER	CONT	HEIGHT	QTY
	Acer grandidentatum Bigtooth Maple	2" Cal.	B&B	10` - 12`	12
	Acer truncatum x platanoides 'Keithsform' TM Norwegian Sunset Maple	2" Cal.	B&B	10` - 12`	5
	Acer x freemanii 'Autumn Blaze' Autumn Blaze Maple	2" Cal.	B&B	10` - 12`	7
	Quercus macrocarpa Burr Oak	2" Cal.	B&B	12` - 14`	15
	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	2" Cal.	B&B	10` - 12`	21
	Ulmus carpinifolia x parvifolia 'Frontier' Frontier Elm	2" Cal.	B&B	12` - 14`	7
	Zelkova serrata 'Village Green' Village Green Sawleaf Zelkova	2" Cal.	B&B	12` - 14`	8

SHRUBS	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	QTY
	Berberis thunbergii 'Limoncello' Barberry Limoncello	5 gal.			197
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	1 gal.			66
	Cornus sericea 'Kelsey' Kelsey's Dwarf Red Twig Dogwood	---			334
	Euonymus alatus Burning Bush	1 gal.			65
	Juniperus horizontalis Creeping Juniper	5 gal.			140
	Lavandula angustifolia `Hidcote Blue` Hidcote Blue English Lavender	1 gal.			88
	Ligustrum vulgare 'Lodense' Lodense Privet	2 gal.			159
	Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage	1 gal.			296
	Physocarpus opulifolius 'Monlo' TM Diabolo Ninebark	1 gal.			47
	Pinus mugo 'Pumilio' Dwarf Mugo Pine	5 gal.			46
	Prunus besseyi Sand Cherry	1 gal.			122
	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	1 gal.			186
	Ribes alpinum 'Green Mound' Green Mound Alpine Currant	1 gal.			74
	Salix purpurea 'Nana' Dwarf Purple Osier Willow	1 gal.			47
	Symphoricarpos albus Common White Snowberry	1 gal.			36
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LANDSCAPE PLAN

TRAILSIDE TOWNHOMES
DRAPER CITY, UTAH

DRAWN BY: LTE 5/31/2022
DESIGNED BY: LTE 5/31/2022
CHECKED BY: CMR 5/31/2022
SCALE: AS SHOWN
PROJECT No.: 093855000

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

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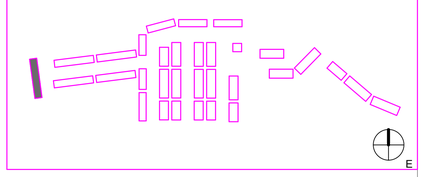
EXHIBIT H
ELEVATIONS

// FINISH SCHEDULE

- W1A — WALL FINISH 1A: HARDIE PLANK LAP SIDING - COBBLE STONE
- W1B — WALL FINISH 1B: HARDIE PLANK LAP SIDING - EVENING BLUE
- W1C — WALL FINISH 1C: HARDIE PLANK LAP SIDING - MOUNTAIN SAGE
- W1D — WALL FINISH 1D: HARDIE PLANK SHINGLE SIDING - AGED PEWTER
- W2 — WALL FINISH 2: SIERRACUT24 STONE VENEER - MONUMENT
- W3 — WALL FINISH 3: BREAK METAL
- W4 — WALL FINISH 4: SUNROC CREME SPLIT FACE CMU BLOCK
- R1 — ROOF FINISH: IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- D1A — GARAGE DOOR 1 - FINISH 1: GRAY-BROWN PAINT
- D1B — GARAGE DOOR 1 - FINISH 2: DARK BROWN PAINT
- D2A — GARAGE DOOR 2 - FINISH 1: GRAY-BROWN PAINT
- D2B — GARAGE DOOR 2 - FINISH 2: DARK BROWN PAINT



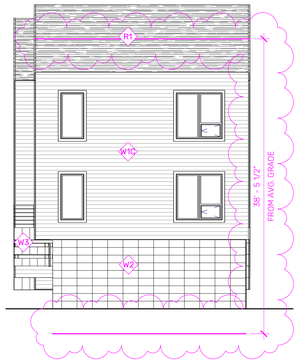
TOTAL BUILDING ELEVATION MATERIALS:

NON-STONE MATERIALS - 8,169 SF (76%)
- SHAKE - 993 SF (9%)
- SHINGLE - 492 SF (5%)
- LAP SIDING - 5,563 SF (52%)
- METAL - 1,121 SF (10%)

STONE - 2,598 SF (24%)
TOTAL - 10,769 SF

NON-STONE MATERIALS - 729 SF (76%)
- SHINGLE - 247 SF (26%)
- LAP SIDING - 466 SF (49%)
- METAL - 16 SF (2%)

STONE - 228 SF (24%)
TOTAL - 957 SF



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

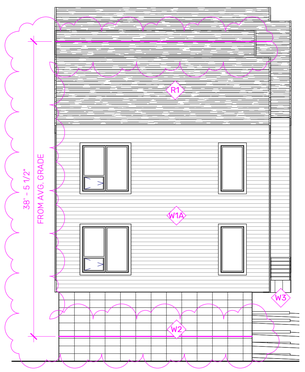
NON-STONE MATERIALS - 3,273 SF (88%)
- SHAKE - 630 SF (17%)
- LAP SIDING - 2,090 SF (56%)
- METAL - 553 SF (15%)

STONE - 432 SF (12%)
TOTAL - 3,705 SF

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

NON-STONE MATERIALS - 729 SF (76%)
- SHINGLE - 247 SF (26%)
- LAP SIDING - 466 SF (49%)
- METAL - 16 SF (2%)

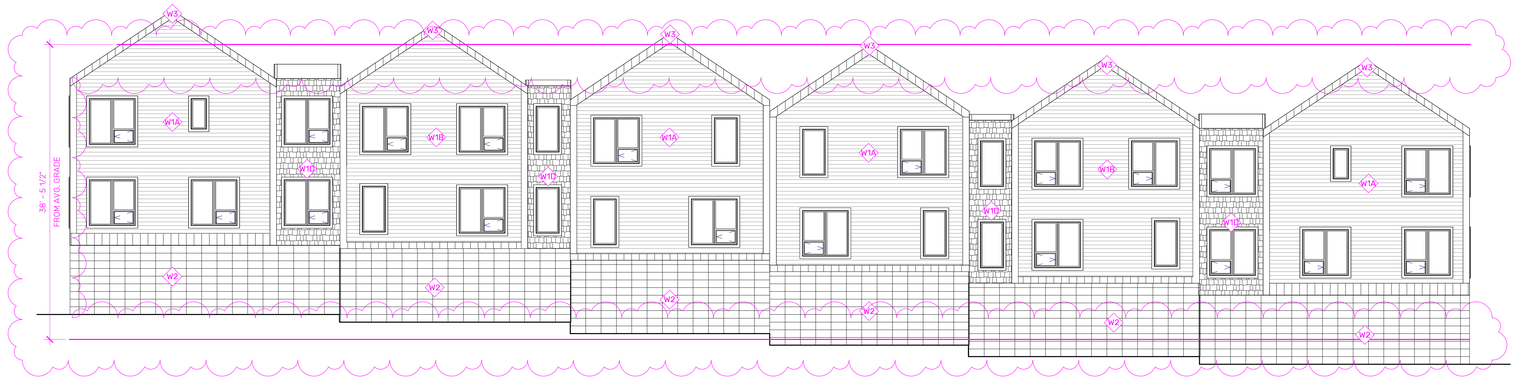
STONE - 228 SF (24%)
TOTAL - 957 SF



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

NON-STONE MATERIALS - 3,440 SF (67%)
- SHAKE - 363 SF (7%)
- LAP SIDING - 2,541 SF (49%)
- METAL - 536 SF (11%)

STONE - 1,710 SF (33%)
TOTAL - 5,150 SF



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

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

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. &
SUNCREST DR.

SITE PLAN REVIEW

DATE: 06/03/2022
NUMBER: 22020

EXTERIOR ELEVATIONS - BLDG 01

A201

C:\Users\Info\Documents\22020 - IKON Draper Townhome_stlp_LP5KFEJS.rvt2JonLee@designsoftomorrow.com

// FINISH SCHEDULE

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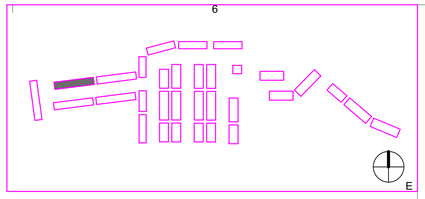

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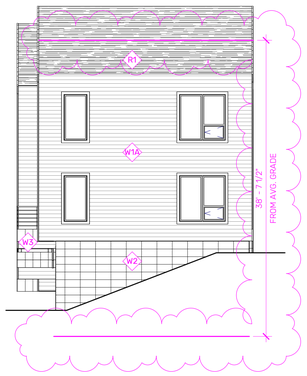
NON-STONE MATERIALS - 8,169 SF (76%)
- SHAKE - 993 SF (10%)
- SHINGLE - 492 SF (5%)
- LAP SIDING - 5,563 SF (57%)
- METAL - 1,121 SF (12%)

STONE - 1,588 SF (16%)
TOTAL - 9,759 SF

NON-STONE MATERIALS - 729 SF (86%)
- SHINGLE - 247 SF (29%)
- LAP SIDING - 466 SF (55%)
- METAL - 16 SF (2%)

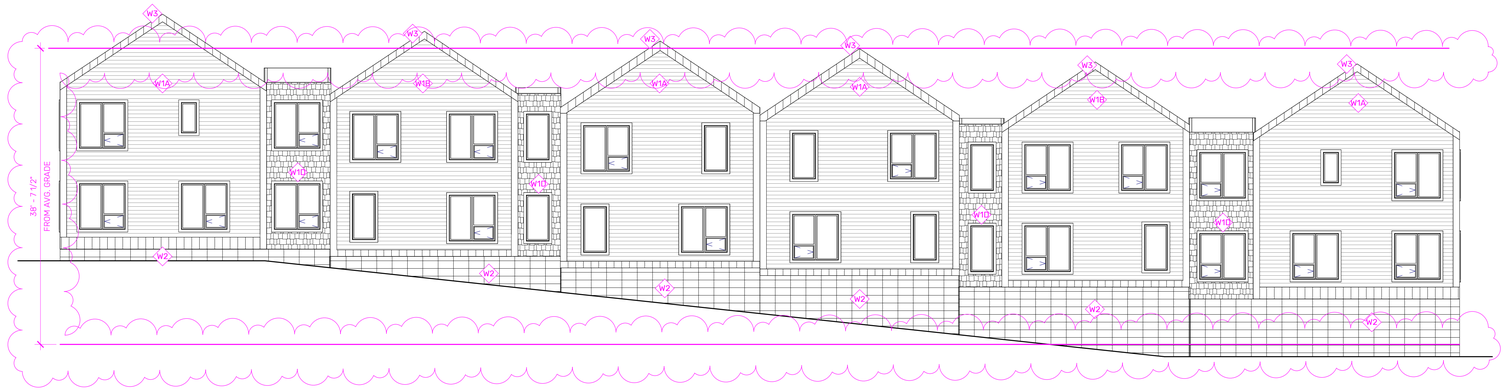
STONE - 122 SF (14%)
TOTAL - 851 SF



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

NON-STONE MATERIALS - 3,440 SF (79%)
- SHAKE - 363 SF (8%)
- LAP SIDING - 2,541 SF (59%)
- METAL - 536 SF (12%)

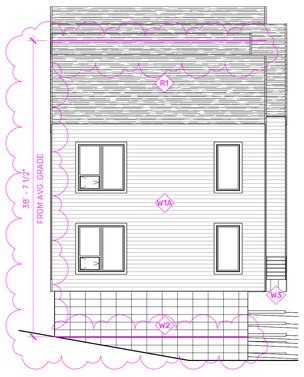
STONE - 934 SF (21%)
TOTAL - 4,374 SF



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

NON-STONE MATERIALS - 729 SF (88%)
- SHINGLE - 247 SF (30%)
- LAP SIDING - 466 SF (56%)
- METAL - 16 SF (2%)

STONE - 100 SF (12%)
TOTAL - 829 SF



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

NON-STONE MATERIALS - 3,273 SF (88%)
- SHAKE - 630 SF (17%)
- LAP SIDING - 2,090 SF (56%)
- METAL - 553 SF (15%)

STONE - 432 SF (12%)
TOTAL - 3,705 SF

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

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IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

SITE PLAN REVIEW

DATE: 06/03/2022
NUMBER: 22020

EXTERIOR ELEVATIONS - BLDG 02

A202

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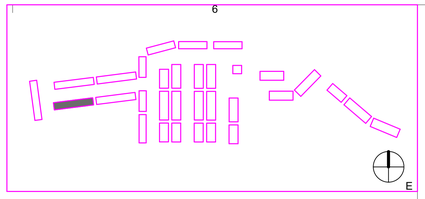

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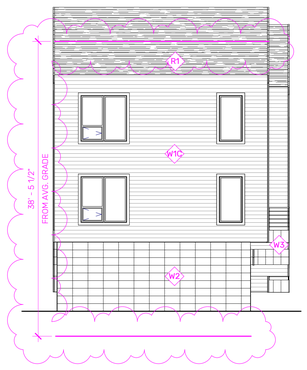

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B1 BUILDING 03 - N.E. ELEVATION
SCALE: 1/8" = 1'-0"

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

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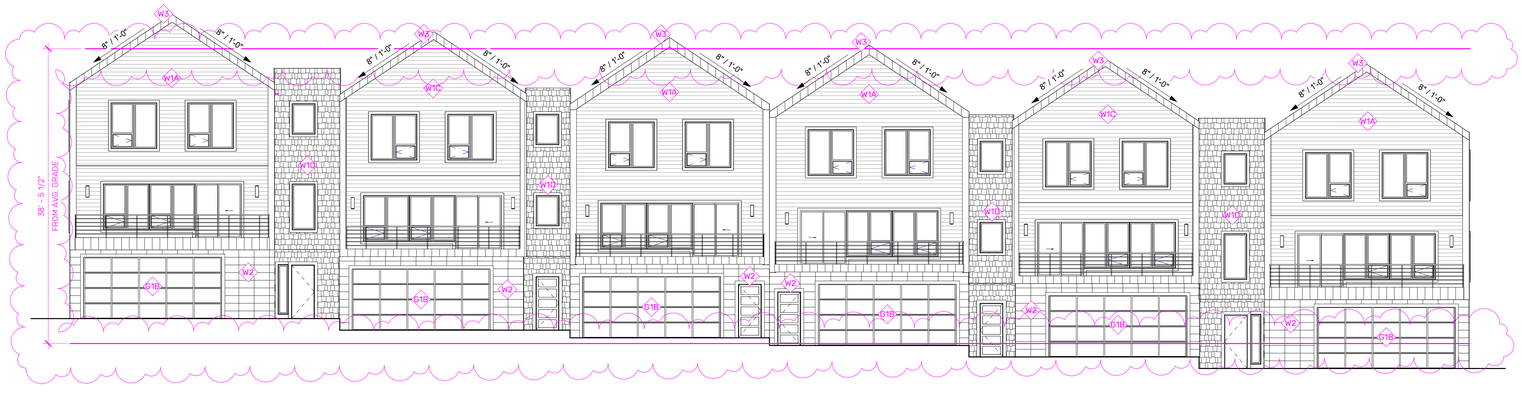

A1 BUILDING 03 - S.W. ELEVATION
SCALE: 1/8" = 1'-0"

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

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EXTERIOR ELEVATIONS - BLDG 03

A203

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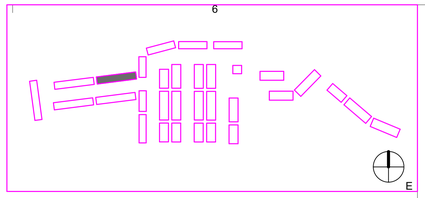
// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE PLANK LAP SIDING - COBBLE STONE
- W1B — WALL FINISH 1B:
  - HARDIE PLANK LAP SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE PLANK LAP SIDING - MOUNTAIN SAGE
- W1D — WALL FINISH 1D:
  - HARDIE PLANK SHINGLE SIDING - AGED PEWTER
- W2 — WALL FINISH 2:
  - SIERRACUT24 STONE VENEER - MONUMENT
- W3 — WALL FINISH 3:
  - BREAK METAL
- W4 — WALL FINISH 4:
  - SUNROC CREME SPLIT FACE CMU BLOCK
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - GRAY-BROWN PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BROWN PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - GRAY-BROWN PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BROWN PAINT



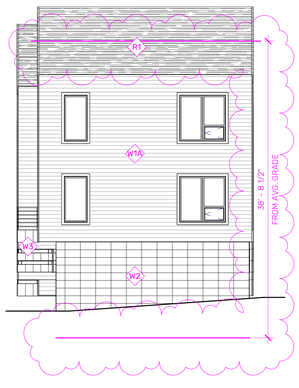
TOTAL BUILDING ELEVATION MATERIALS:

NON-STONE MATERIALS - 8,169 SF (82%)
- SHAKE - 993 SF (10%)
- SHINGLE - 492 SF (5%)
- LAP SIDING - 5,563 SF (56%)
- METAL - 1,121 SF (11%)

STONE - 1,763 SF (18%)
TOTAL - 9,934 SF

NON-STONE MATERIALS - 729 SF (78%)
- SHINGLE - 247 SF (26%)
- LAP SIDING - 466 SF (50%)
- METAL - 16 SF (2%)

STONE - 208 SF (22%)
TOTAL - 937 SF



NON-STONE MATERIALS - 3,273 SF (88%)
- SHAKE - 630 SF (17%)
- LAP SIDING - 2,090 SF (56%)
- METAL - 553 SF (15%)

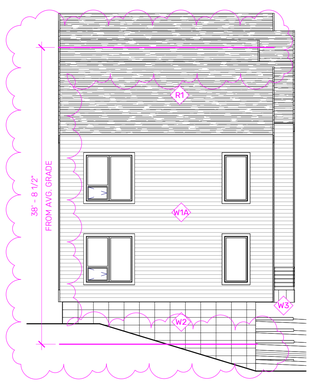
STONE - 432 SF (12%)
TOTAL - 3,705 SF

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

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

NON-STONE MATERIALS - 729 SF (84%)
- SHINGLE - 247 SF (28%)
- LAP SIDING - 466 SF (54%)
- METAL - 16 SF (2%)

STONE - 135 SF (16%)
TOTAL - 864 SF



NON-STONE MATERIALS - 3,440 SF (77%)
- SHAKE - 363 SF (8%)
- LAP SIDING - 2,541 SF (57%)
- METAL - 536 SF (12%)

STONE - 988 SF (23%)
TOTAL - 4,428 SF

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

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

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

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

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

SITE PLAN REVIEW

DATE: 06/03/2022
NUMBER: 22020

EXTERIOR ELEVATIONS - BLDG 04

A204

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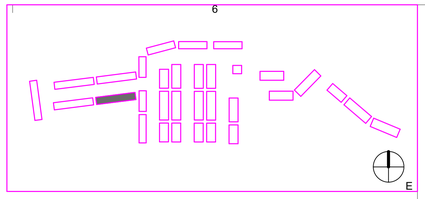
// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE PLANK LAP SIDING - COBBLE STONE
- W1B — WALL FINISH 1B:
  - HARDIE PLANK LAP SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE PLANK LAP SIDING - MOUNTAIN SAGE
- W1D — WALL FINISH 1D:
  - HARDIE PLANK SHINGLE SIDING - AGED PEWTER
- W2 — WALL FINISH 2:
  - SIERRACUT24 STONE VENEER - MONUMENT
- W3 — WALL FINISH 3:
  - BREAK METAL
- W4 — WALL FINISH 4:
  - SUNROC CREME SPLIT FACE CMU BLOCK
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- D1A — GARAGE DOOR 1 - FINISH 1:
  - GRAY-BROWN PAINT
- D1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BROWN PAINT
- D2A — GARAGE DOOR 2 - FINISH 1:
  - GRAY-BROWN PAINT
- D2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BROWN PAINT



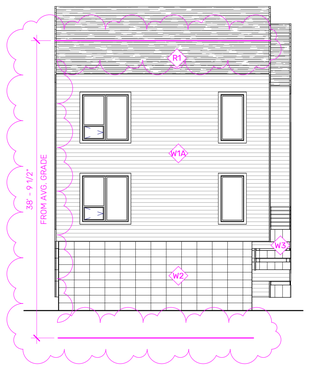
TOTAL BUILDING ELEVATION MATERIALS:

NON-STONE MATERIALS - 8,169 SF (76%)
- SHAKE - 993 SF (9%)
- SHINGLE - 492 SF (5%)
- LAP SIDING - 5,563 SF (52%)
- METAL - 1,121 SF (10%)

STONE - 2,598 SF (24%)
TOTAL - 10,769 SF

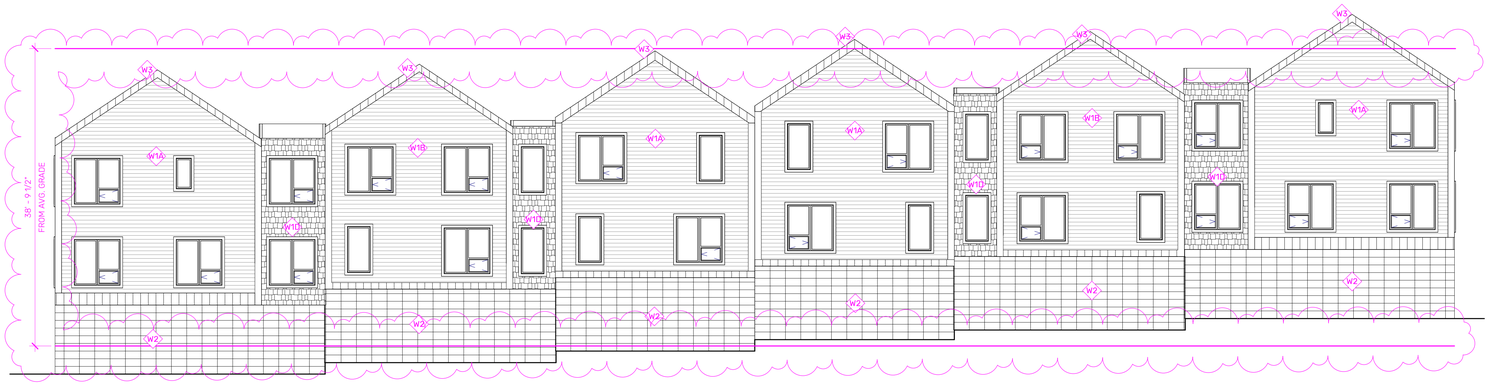
NON-STONE MATERIALS - 729 SF (76%)
- SHINGLE - 247 SF (26%)
- LAP SIDING - 466 SF (49%)
- METAL - 16 SF (2%)

STONE - 228 SF (24%)
TOTAL - 957 SF



NON-STONE MATERIALS - 3,440 SF (67%)
- SHAKE - 363 SF (7%)
- LAP SIDING - 2,541 SF (49%)
- METAL - 536 SF (11%)

STONE - 1710 SF (33%)
TOTAL - 5,150 SF

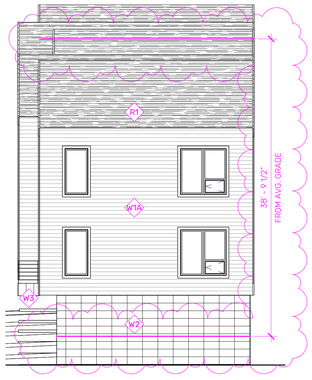


B1 BUILDING 05 - N.E. ELEVATION
SCALE: 1/8" = 1'-0"

B5 BUILDING 05 - S.E. ELEVATION
SCALE: 1/8" = 1'-0"

NON-STONE MATERIALS - 729 SF (76%)
- SHINGLE - 247 SF (26%)
- LAP SIDING - 466 SF (49%)
- METAL - 16 SF (2%)

STONE - 228 SF (24%)
TOTAL - 957 SF



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- SHAKE - 630 SF (17%)
- LAP SIDING - 2,090 SF (56%)
- METAL - 553 SF (15%)

STONE - 432 SF (12%)
TOTAL - 3,705 SF

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

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

Designs Of Tomorrow - Architecture
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STATE OF UTAH
JONATHAN LEE
No. 10724976-0301
LICENSED ARCHITECT

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES
BROOKINGS DR. & SUNCREST DR.

SITE PLAN REVIEW

DATE: 06/03/2022
NUMBER: 22020

EXTERIOR ELEVATIONS - BLDG 05

A205

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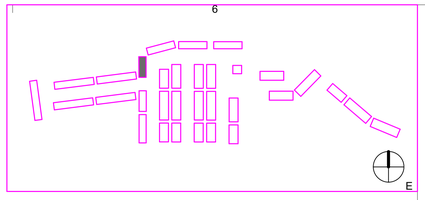
// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE PLANK LAP SIDING - COBBLE STONE
- W1B — WALL FINISH 1B:
  - HARDIE PLANK LAP SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE PLANK LAP SIDING - MOUNTAIN SAGE
- W1D — WALL FINISH 1D:
  - HARDIE PLANK SHINGLE SIDING - AGED PEWTER
- W2 — WALL FINISH 2:
  - SIERRACUT24 STONE VENEER - MONUMENT
- W3 — WALL FINISH 3:
  - BREAK METAL
- W4 — WALL FINISH 4:
  - SUNROC CREME SPLIT FACE CMU BLOCK
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - GRAY-BROWN PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BROWN PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - GRAY-BROWN PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BROWN PAINT



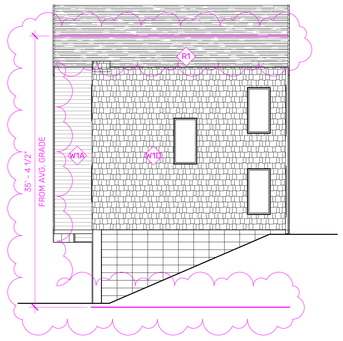
TOTAL BUILDING ELEVATION MATERIALS:

NON-STONE MATERIALS - 5,097 SF (80%)
- SHAKE - 1,664 SF (26%)
- SHINGLE - 484 SF (8%)
- LAP SIDING - 2,385 SF (37%)
- METAL - 564 SF (9%)

STONE - 1,262 SF (20%)
TOTAL - 6,359 SF

NON-STONE MATERIALS - 857 SF (87%)
- SHINGLE - 243 SF (25%)
- SHAKE - 491 SF (50%)
- LAP SIDING - 104 SF (10%)
- METAL - 19 SF (2%)

STONE - 129 SF (13%)
TOTAL - 986 SF



B2 BUILDING 06 - N. ELEVATION
SCALE: 1/8" = 1'-0"

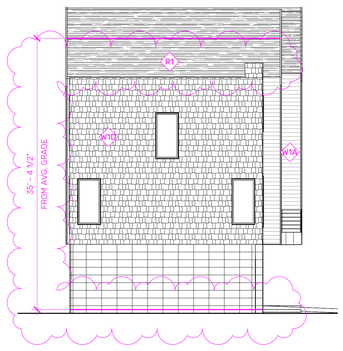
NON-STONE MATERIALS - 1,715 SF (88%)
- SHAKE - 434 SF (22%)
- LAP SIDING - 1,012 SF (52%)
- METAL - 269 SF (14%)

STONE - 234 SF (12%)
TOTAL - 1,949 SF

B5 BUILDING 06 - E. ELEVATION
SCALE: 1/8" = 1'-0"

NON-STONE MATERIALS - 814 SF (78%)
- SHINGLE - 241 SF (23%)
- SHAKE - 508 SF (49%)
- LAP SIDING - 49 SF (5%)
- METAL - 16 SF (1%)

STONE - 228 SF (22%)
TOTAL - 1,042 SF



A2 BUILDING 06 - S. ELEVATION
SCALE: 1/8" = 1'-0"

NON-STONE MATERIALS - 1,711 SF (72%)
- SHAKE - 231 SF (10%)
- LAP SIDING - 1,220 SF (51%)
- METAL - 260 SF (11%)

STONE - 671 SF (28%)
TOTAL - 2,382 SF

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

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LICENSED ARCHITECT
STATE OF UTAH

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

SITE PLAN REVIEW

DATE: 06/03/2022
NUMBER: 22020

EXTERIOR ELEVATIONS - BLDG 06

A206

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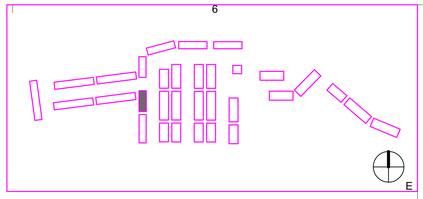
// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE PLANK LAP SIDING - COBBLE STONE
- W1B — WALL FINISH 1B:
  - HARDIE PLANK LAP SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE PLANK LAP SIDING - MOUNTAIN SAGE
- W1D — WALL FINISH 1D:
  - HARDIE PLANK SHINGLE SIDING - AGED PEWTER
- W2 — WALL FINISH 2:
  - SIERRACUT24 STONE VENEER - MONUMENT
- W3 — WALL FINISH 3:
  - BREAK METAL
- W4 — WALL FINISH 4:
  - SUNROC CREME SPLIT FACE CMU BLOCK
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - GRAY-BROWN PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BROWN PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - GRAY-BROWN PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BROWN PAINT



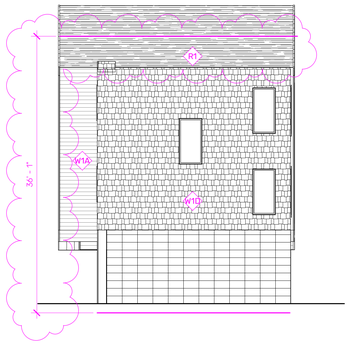
TOTAL BUILDING ELEVATION MATERIALS:

NON-STONE MATERIALS - 5,097 SF (76%)
- SHAKE - 1,664 SF (25%)
- SHINGLE - 484 SF (7%)
- LAP SIDING - 2,385 SF (36%)
- METAL - 564 SF (8%)

STONE - 1,597 SF (24%)
TOTAL - 6,694 SF

NON-STONE MATERIALS - 857 SF (87%)
- SHINGLE - 243 SF (22%)
- SHAKE - 491 SF (45%)
- LAP SIDING - 104 SF (9%)
- METAL - 19 SF (2%)

STONE - 242 SF (22%)
TOTAL - 1,099 SF

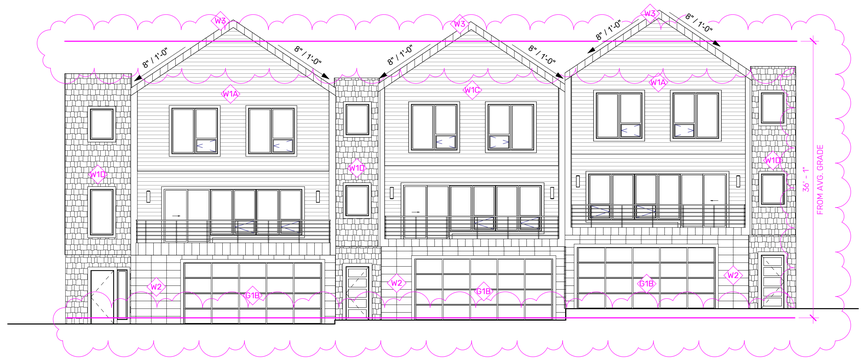


B2 BUILDING 07 - N. ELEVATION

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

NON-STONE MATERIALS - 1,715 SF (88%)
- SHAKE - 434 SF (22%)
- LAP SIDING - 1012 SF (52%)
- METAL - 269 SF (14%)

STONE - 234 SF (12%)
TOTAL - 1,949 SF

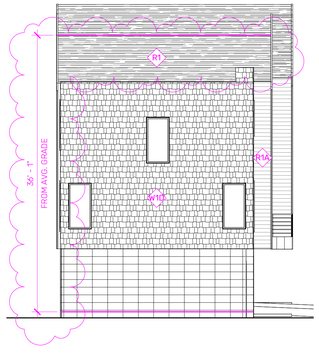


B5 BUILDING 07 - E. ELEVATION

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

NON-STONE MATERIALS - 814 SF (78%)
- SHINGLE - 241 SF (23%)
- SHAKE - 508 SF (49%)
- LAP SIDING - 49 SF (5%)
- METAL - 16 SF (1%)

STONE - 228 SF (22%)
TOTAL - 1,042 SF



A2 BUILDING 07 - S. ELEVATION

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

NON-STONE MATERIALS - 1,711 SF (72%)
- SHAKE - 231 SF (9%)
- LAP SIDING - 1220 SF (47%)
- METAL - 260 SF (10%)

STONE - 893 SF (34%)
TOTAL - 2,604 SF

A5 BUILDING 07 - W. ELEVATION

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

Designs Of Tomorrow - Architecture
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UT 84111
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STATE OF UTAH
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LICENSED ARCHITECT

REVISIONS:

A1	Revision 1	Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

SITE PLAN REVIEW

DATE: 06/03/2022
NUMBER: 22020

EXTERIOR ELEVATIONS - BLDG 07

A207

C:\Users\ashton\Documents\22020 - IKON Draper Townhomes_R22_LEGATE_22-_V22.2_ashton.rvt

// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE PLANK LAP SIDING - COBBLE STONE
- W1B — WALL FINISH 1B:
  - HARDIE PLANK LAP SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE PLANK LAP SIDING - MOUNTAIN SAGE
- W1D — WALL FINISH 1D:
  - HARDIE PLANK SHINGLE SIDING - AGED PEWTER
- W2 — WALL FINISH 2:
  - SIERRACUT24 STONE VENEER - MONUMENT
- W3 — WALL FINISH 3:
  - BREAK METAL
- W4 — WALL FINISH 4:
  - SUNROC CREME SPLIT FACE CMU BLOCK
- R1 — ROOF FINISH:
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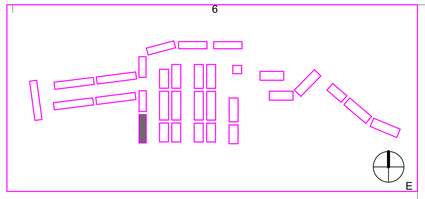
- G1A — GARAGE DOOR 1 - FINISH 1:
  - GRAY-BROWN PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BROWN PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - GRAY-BROWN PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BROWN PAINT



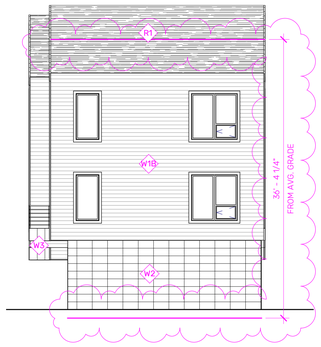
TOTAL BUILDING ELEVATION MATERIALS:

NON-STONE MATERIALS - 6,215 SF (76%)
- SHAKE - 952 SF (12%)
- SHINGLE - 494 SF (6%)
- LAP SIDING - 4,002 SF (49%)
- METAL - 767 SF (9%)

STONE - 1,976 SF (24%)
TOTAL - 8,191 SF

NON-STONE MATERIALS - 729 SF (76%)
- SHINGLE - 247 SF (26%)
- LAP SIDING - 466 SF (49%)
- METAL - 16 SF (2%)

STONE - 228 SF (24%)
TOTAL - 957 SF



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

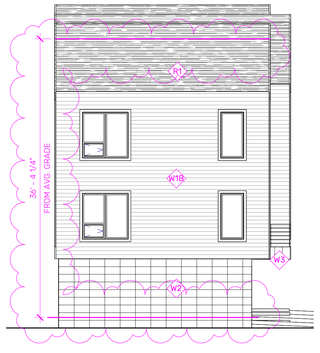
NON-STONE MATERIALS - 2,396 SF (89%)
- SHAKE - 631 SF (23%)
- LAP SIDING - 1393 SF (52%)
- METAL - 372 SF (14%)

STONE - 305 SF (11%)
TOTAL - 2,701 SF

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

NON-STONE MATERIALS - 729 SF (76%)
- SHINGLE - 247 SF (26%)
- LAP SIDING - 466 SF (49%)
- METAL - 16 SF (2%)

STONE - 228 SF (24%)
TOTAL - 957 SF



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

NON-STONE MATERIALS - 2,361 SF (66%)
- SHAKE - 321 SF (9%)
- LAP SIDING - 1,677 SF (47%)
- METAL - 363 SF (10%)

STONE - 1,215 SF (34%)
TOTAL - 3,576 SF

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

Designs Of Tomorrow - Architecture
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Salt Lake City,
UT 84111
Phone: (801) 864-5258

STATE OF UTAH
JONATHAN LEE
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LICENSED ARCHITECT

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES
BROOKINGS DR. & SUNCREST DR.

SITE PLAN REVIEW

DATE: 06/03/2022
NUMBER: 22020

EXTERIOR ELEVATIONS - BLDG 08

A208

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// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
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- W1B — WALL FINISH 1B:
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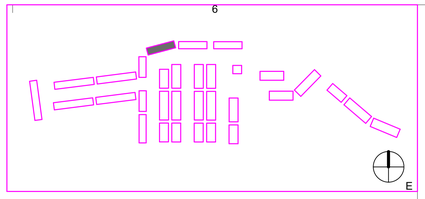
  - DARK BROWN PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - GRAY-BROWN PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BROWN PAINT



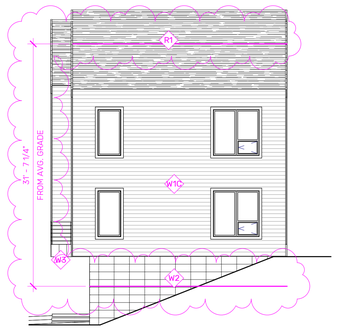
TOTAL BUILDING ELEVATION MATERIALS:

NON-STONE MATERIALS - 6,215 SF (92%)
- SHAKE - 952 SF (14%)
- SHINGLE - 494 SF (7%)
- LAP SIDING - 4,002 SF (59%)
- METAL - 767 SF (12%)

STONE - 535 SF (8%)
TOTAL - 6,750 SF

NON-STONE MATERIALS - 729 SF (76%)
- SHINGLE - 247 SF (29%)
- LAP SIDING - 466 SF (55%)
- METAL - 19 SF (2%)

STONE - 115 SF (14%)
TOTAL - 844 SF



B2 BUILDING 09 - N.E. ELEVATION
SCALE: 1/8" = 1'-0"

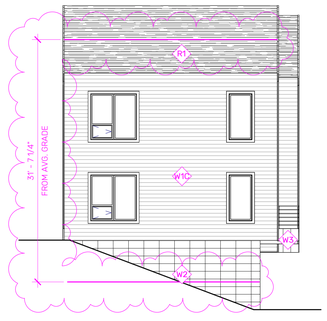
NON-STONE MATERIALS - 2,361 SF (100%)
- SHAKE - 321 SF (14%)
- LAP SIDING - 1,677 SF (71%)
- METAL - 363 SF (15%)

STONE - 0 SF (0%)
TOTAL - 2,361 SF

B5 BUILDING 09 - N.W. ELEVATION
SCALE: 1/8" = 1'-0"

NON-STONE MATERIALS - 729 SF (76%)
- SHINGLE - 247 SF (29%)
- LAP SIDING - 466 SF (55%)
- METAL - 19 SF (2%)

STONE - 115 SF (14%)
TOTAL - 844 SF



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

NON-STONE MATERIALS - 2,396 SF (89%)
- SHAKE - 631 SF (23%)
- LAP SIDING - 1393 SF (52%)
- METAL - 372 SF (14%)

STONE - 305 SF (11%)
TOTAL - 2,701 SF

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

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

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

SITE PLAN REVIEW

DATE: 06/03/2022
NUMBER: 22020

EXTERIOR ELEVATIONS - BLDG 09

A209

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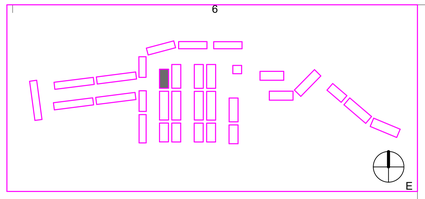
// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE PLANK LAP SIDING - COBBLE STONE
- W1B — WALL FINISH 1B:
  - HARDIE PLANK LAP SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE PLANK LAP SIDING - MOUNTAIN SAGE
- W1D — WALL FINISH 1D:
  - HARDIE PLANK SHINGLE SIDING - AGED PEWTER
- W2 — WALL FINISH 2:
  - SIERRACUT24 STONE VENEER - MONUMENT
- W3 — WALL FINISH 3:
  - BREAK METAL
- W4 — WALL FINISH 4:
  - SUNROC CREME SPLIT FACE CMU BLOCK
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - GRAY-BROWN PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BROWN PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - GRAY-BROWN PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BROWN PAINT



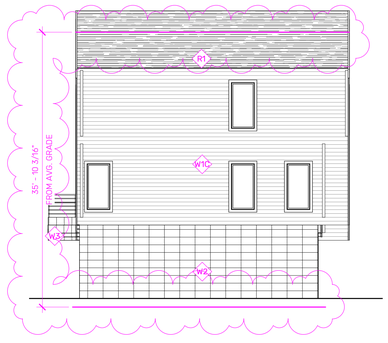
TOTAL BUILDING ELEVATION MATERIALS:

NON-STONE MATERIALS - 4,842 SF (79%)
- SHAKE - 128 SF (2%)
- SHINGLE - 532 SF (9%)
- LAP SIDING - 3,517 SF (57%)
- METAL - 665 SF (11%)

STONE - 1,281 SF (21%)
TOTAL - 6,123 SF

NON-STONE MATERIALS - 904 SF (75%)
- SHINGLE - 266 SF (22%)
- LAP SIDING - 624 SF (52%)
- METAL - 14 SF (1%)

STONE - 298 SF (25%)
TOTAL - 1,202 SF



B2 BUILDING 10 - N. ELEVATION
SCALE: 1/8" = 1'-0"

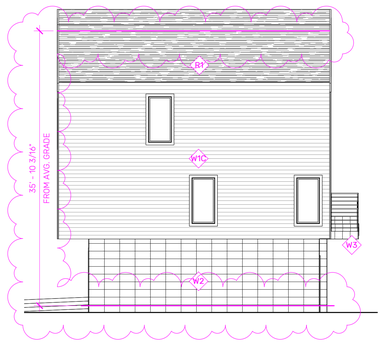
NON-STONE MATERIALS - 1,573 SF (76%)
- SHAKE - 128 SF (6%)
- LAP SIDING - 1128 SF (55%)
- METAL - 317 SF (15%)

STONE - 490 SF (24%)
TOTAL - 2,063 SF

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

NON-STONE MATERIALS - 928 SF (76%)
- SHINGLE - 266 SF (22%)
- LAP SIDING - 648 SF (53%)
- METAL - 14 SF (1%)

STONE - 298 SF (24%)
TOTAL - 1,226 SF



A2 BUILDING 10 - S. ELEVATION
SCALE: 1/8" = 1'-0"

NON-STONE MATERIALS - 1,437 SF (88%)
- LAP SIDING - 1,117 SF (68%)
- METAL - 320 SF (20%)

STONE - 195 SF (12%)
TOTAL - 1,632 SF

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

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LICENSED ARCHITECT

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. &
SUNCREST DR.

SITE PLAN REVIEW

DATE: 06/03/2022
NUMBER: 22020

EXTERIOR ELEVATIONS - BLDG 10

A210

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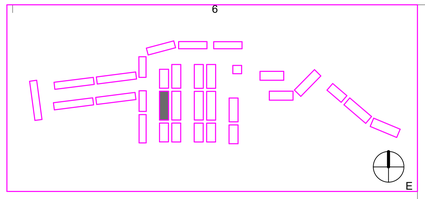
// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE PLANK LAP SIDING - COBBLE STONE
- W1B — WALL FINISH 1B:
  - HARDIE PLANK LAP SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE PLANK LAP SIDING - MOUNTAIN SAGE
- W1D — WALL FINISH 1D:
  - HARDIE PLANK SHINGLE SIDING - AGED PEWTER
- W2 — WALL FINISH 2:
  - SIERRACUT24 STONE VENEER - MONUMENT
- W3 — WALL FINISH 3:
  - BREAK METAL
- W4 — WALL FINISH 4:
  - SUNROC CREME SPLIT FACE CMU BLOCK
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - GRAY-BROWN PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BROWN PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - GRAY-BROWN PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BROWN PAINT



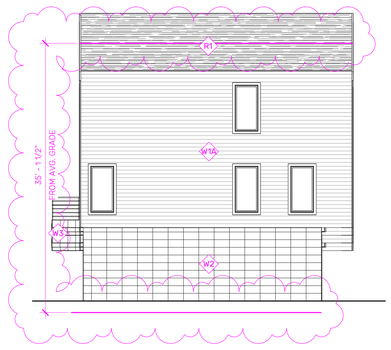
TOTAL BUILDING ELEVATION MATERIALS:

NON-STONE MATERIALS - 6,447 SF (80%)
- SHAKE - 205 SF (3%)
- SHINGLE - 532 SF (7%)
- LAP SIDING - 4,723 SF (58%)
- METAL - 987 SF (12%)

STONE - 1,648 SF (20%)
TOTAL - 8,095 SF

NON-STONE MATERIALS - 904 SF (75%)
- SHINGLE - 266 SF (22%)
- LAP SIDING - 624 SF (52%)
- METAL - 14 SF (1%)

STONE - 298 SF (25%)
TOTAL - 1,202 SF



B1 BUILDING 11 - N. ELEVATION
SCALE: 1/8" = 1'-0"

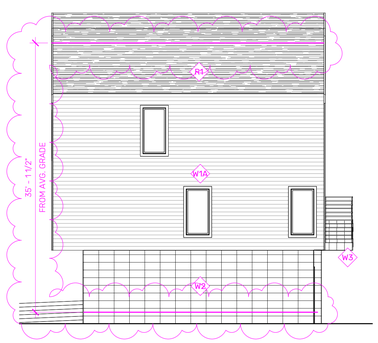
NON-STONE MATERIALS - 2,437 SF (76%)
- SHAKE - 205 SF (6%)
- LAP SIDING - 1756 SF (55%)
- METAL - 476 SF (15%)

STONE - 740 SF (23%)
TOTAL - 3,177 SF

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

NON-STONE MATERIALS - 928 SF (76%)
- SHINGLE - 266 SF (22%)
- LAP SIDING - 648 SF (53%)
- METAL - 14 SF (1%)

STONE - 298 SF (24%)
TOTAL - 1,226 SF



A1 BUILDING 11 - S. ELEVATION
SCALE: 1/8" = 1'-0"

NON-STONE MATERIALS - 2,178 SF (87%)
- LAP SIDING - 1,695 SF (68%)
- METAL - 483 SF (19%)

STONE - 312 SF (13%)
TOTAL - 2,490 SF

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

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LICENSED ARCHITECT

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. &
SUNCREST DR.

SITE PLAN REVIEW

DATE: 06/03/2022
NUMBER: 22020

EXTERIOR ELEVATIONS - BLDG 11

A211

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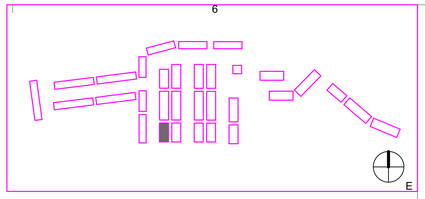
// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE PLANK LAP SIDING - COBBLE STONE
- W1B — WALL FINISH 1B:
  - HARDIE PLANK LAP SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE PLANK LAP SIDING - MOUNTAIN SAGE
- W1D — WALL FINISH 1D:
  - HARDIE PLANK SHINGLE SIDING - AGED PEWTER
- W2 — WALL FINISH 2:
  - SIERRACUT24 STONE VENEER - MONUMENT
- W3 — WALL FINISH 3:
  - BREAK METAL
- W4 — WALL FINISH 4:
  - SUNROC CREME SPLIT FACE CMU BLOCK
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - GRAY-BROWN PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BROWN PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - GRAY-BROWN PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BROWN PAINT



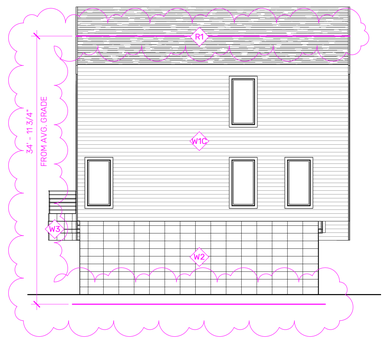
TOTAL BUILDING ELEVATION MATERIALS:

NON-STONE MATERIALS - 4,842 SF (79%)
- SHAKE - 128 SF (2%)
- SHINGLE - 532 SF (9%)
- LAP SIDING - 3,517 SF (57%)
- METAL - 665 SF (11%)

STONE - 1,281 SF (21%)
TOTAL - 6,123 SF

NON-STONE MATERIALS - 904 SF (75%)
- SHINGLE - 266 SF (22%)
- LAP SIDING - 624 SF (52%)
- METAL - 14 SF (1%)

STONE - 298 SF (25%)
TOTAL - 1,202 SF



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

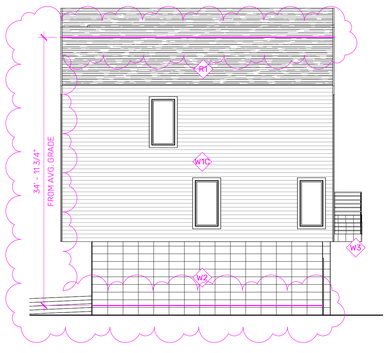
NON-STONE MATERIALS - 1,573 SF (76%)
- SHAKE - 128 SF (6%)
- LAP SIDING - 1128 SF (55%)
- METAL - 317 SF (15%)

STONE - 490 SF (24%)
TOTAL - 2,063 SF

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

NON-STONE MATERIALS - 928 SF (76%)
- SHINGLE - 266 SF (22%)
- LAP SIDING - 648 SF (53%)
- METAL - 14 SF (1%)

STONE - 298 SF (24%)
TOTAL - 1,226 SF



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

NON-STONE MATERIALS - 1,437 SF (88%)
- LAP SIDING - 1,117 SF (68%)
- METAL - 320 SF (20%)

STONE - 195 SF (12%)
TOTAL - 1,632 SF

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

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STATE OF UTAH

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

SITE PLAN REVIEW

DATE: 06/03/2022
NUMBER: 22020

EXTERIOR ELEVATIONS - BLDG 12

A212

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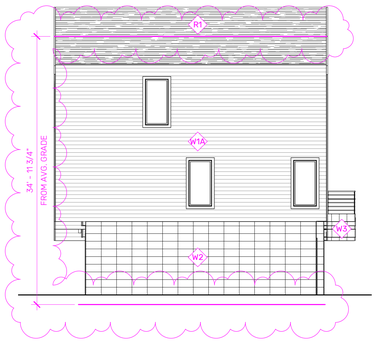
NON-STONE MATERIALS - 928 SF (76%)
- SHINGLE - 266 SF (22%)
- LAP SIDING - 648 SF (53%)
- METAL - 14 SF (1%)

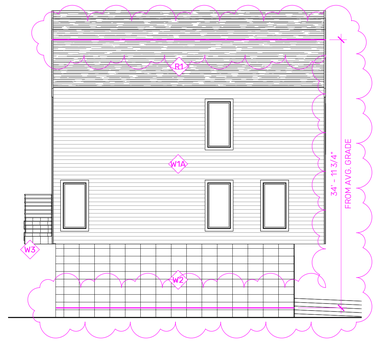
STONE - 298 SF (24%)
TOTAL - 1,226 SF



B2 BUILDING 13 - N. ELEVATION
SCALE: 1/8" = 1'-0"

NON-STONE MATERIALS - 904 SF (75%)
- SHINGLE - 266 SF (22%)
- LAP SIDING - 624 SF (52%)
- METAL - 14 SF (1%)

STONE - 298 SF (25%)
TOTAL - 1,202 SF



A2 BUILDING 13 - S. ELEVATION
SCALE: 1/8" = 1'-0"

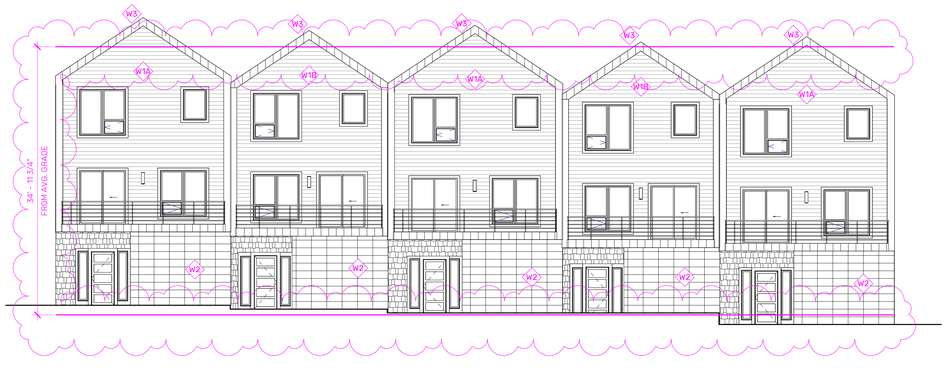
NON-STONE MATERIALS - 1,808 SF (87%)
- LAP SIDING - 1,406 SF (68%)
- METAL - 402 SF (19%)

STONE - 254 SF (13%)
TOTAL - 2,062 SF

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

NON-STONE MATERIALS - 2,008 SF (76%)
- SHAKE - 169 SF (6%)
- LAP SIDING - 1442 SF (55%)
- METAL - 397 SF (15%)

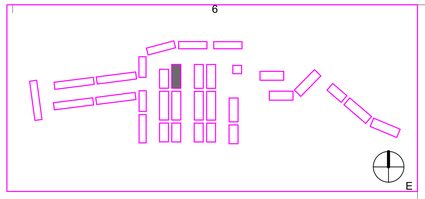
STONE - 601 SF (23%)
TOTAL - 2,609 SF



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

// FINISH SCHEDULE

- W1A — WALL FINISH 1A: HARDIE PLANK LAP SIDING - COBBLE STONE
- W1B — WALL FINISH 1B: HARDIE PLANK LAP SIDING - EVENING BLUE
- W1C — WALL FINISH 1C: HARDIE PLANK LAP SIDING - MOUNTAIN SAGE
- W1D — WALL FINISH 1D: HARDIE PLANK SHINGLE SIDING - AGED PEWTER
- W2 — WALL FINISH 2: SIERRACUT24 STONE VENEER - MONUMENT
- W3 — WALL FINISH 3: BREAK METAL
- W4 — WALL FINISH 4: SUNROC CREME SPLIT FACE CMU BLOCK
- R1 — ROOF FINISH: IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1: GRAY-BROWN PAINT
- G1B — GARAGE DOOR 1 - FINISH 2: DARK BROWN PAINT
- G2A — GARAGE DOOR 2 - FINISH 1: GRAY-BROWN PAINT
- G2B — GARAGE DOOR 2 - FINISH 2: DARK BROWN PAINT



TOTAL BUILDING ELEVATION MATERIALS:

NON-STONE MATERIALS - 5,648 SF (80%)
- SHAKE - 169 SF (3%)
- SHINGLE - 532 SF (7%)
- LAP SIDING - 4,120 SF (58%)
- METAL - 827 SF (12%)

STONE - 1,451 SF (20%)
TOTAL - 7,099 SF

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REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES
BROOKINGS DR. & SUNCREST DR.

SITE PLAN REVIEW

DATE: 06/03/2022
NUMBER: 22020

EXTERIOR ELEVATIONS - BLDG 13

A213

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// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE PLANK LAP SIDING - COBBLE STONE
- W1B — WALL FINISH 1B:
  - HARDIE PLANK LAP SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE PLANK LAP SIDING - MOUNTAIN SAGE
- W1D — WALL FINISH 1D:
  - HARDIE PLANK SHINGLE SIDING - AGED PEWTER
- W2 — WALL FINISH 2:
  - SIERRACUT24 STONE VENEER - MONUMENT
- W3 — WALL FINISH 3:
  - BREAK METAL
- W4 — WALL FINISH 4:
  - SUNROC CREME SPLIT FACE CMU BLOCK
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- G1A — GARAGE DOOR 1 - FINISH 1:
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  - GRAY-BROWN PAINT
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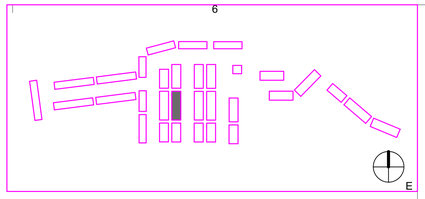

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- SHINGLE - 532 SF (7%)
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STONE - 1,648 SF (20%)
TOTAL - 8,095 SF

NON-STONE MATERIALS - 928 SF (76%)
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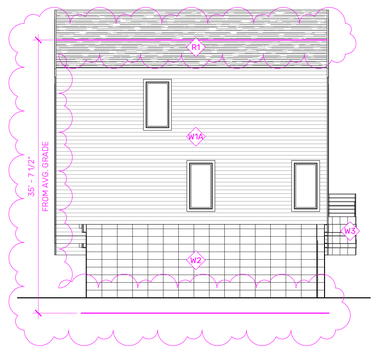
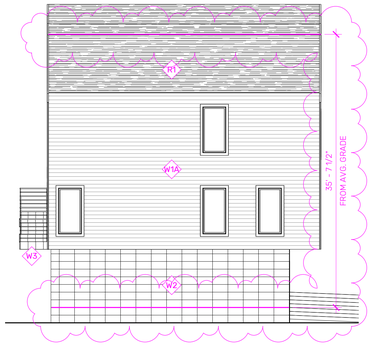
TOTAL - 1,226 SF



B1 BUILDING 14 - N. ELEVATION
SCALE: 1/8" = 1'-0"

NON-STONE MATERIALS - 904 SF (75%)
- SHINGLE - 266 SF (22%)
- LAP SIDING - 624 SF (52%)
- METAL - 14 SF (1%)

STONE - 298 SF (25%)
TOTAL - 1,202 SF



A1 BUILDING 14 - S. ELEVATION
SCALE: 1/8" = 1'-0"

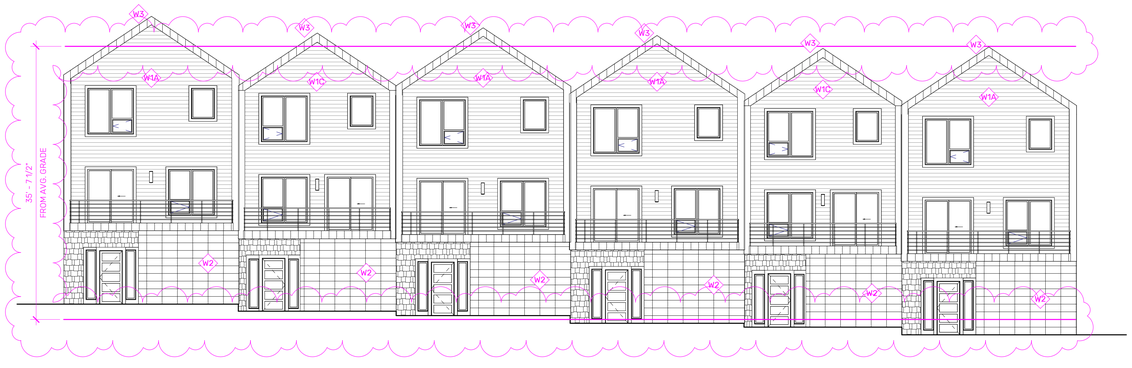
NON-STONE MATERIALS - 2,178 SF (87%)
- LAP SIDING - 1,695 SF (68%)
- METAL - 483 SF (19%)

STONE - 312 SF (13%)
TOTAL - 2,490 SF

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

NON-STONE MATERIALS - 2,437 SF (76%)
- SHAKE - 205 SF (6%)
- LAP SIDING - 1756 SF (55%)
- METAL - 476 SF (15%)

STONE - 740 SF (23%)
TOTAL - 3,177 SF



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

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

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

SITE PLAN REVIEW

DATE: 06/03/2022
NUMBER: 22020

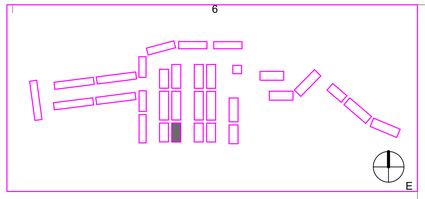
EXTERIOR ELEVATIONS - BLDG 14

A214

C:\Users\kirst\Documents\22020 - IKON Draper Townhomes_R22_LASITE_22-V22.2_kirstadair.rvt

// FINISH SCHEDULE

- W1A — WALL FINISH 1A: HARDIE PLANK LAP SIDING - COBBLE STONE
- W1B — WALL FINISH 1B: HARDIE PLANK LAP SIDING - EVENING BLUE
- W1C — WALL FINISH 1C: HARDIE PLANK LAP SIDING - MOUNTAIN SAGE
- W1D — WALL FINISH 1D: HARDIE PLANK SHINGLE SIDING - AGED PEWTER
- W2 — WALL FINISH 2: SIERRACUT24 STONE VENEER - MONUMENT
- W3 — WALL FINISH 3: BREAK METAL
- W4 — WALL FINISH 4: SUNROC CREME SPLIT FACE CMU BLOCK
- R1 — ROOF FINISH: IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1: GRAY-BROWN PAINT
- G1B — GARAGE DOOR 1 - FINISH 2: DARK BROWN PAINT
- G2A — GARAGE DOOR 2 - FINISH 1: GRAY-BROWN PAINT
- G2B — GARAGE DOOR 2 - FINISH 2: DARK BROWN PAINT



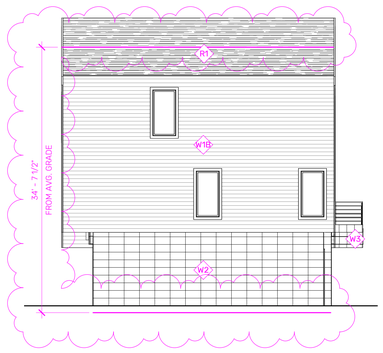
TOTAL BUILDING ELEVATION MATERIALS:

NON-STONE MATERIALS - 4,842 SF (79%)
- SHAKE - 128 SF (2%)
- SHINGLE - 532 SF (9%)
- LAP SIDING - 3,517 SF (57%)
- METAL - 665 SF (11%)

STONE - 1,281 SF (21%)
TOTAL - 6,123 SF

NON-STONE MATERIALS - 928 SF (76%)
- SHINGLE - 266 SF (22%)
- LAP SIDING - 648 SF (53%)
- METAL - 14 SF (1%)

STONE - 298 SF (24%)
TOTAL - 1,226 SF



B2 BUILDING 15 - N. ELEVATION
SCALE: 1/8" = 1'-0"

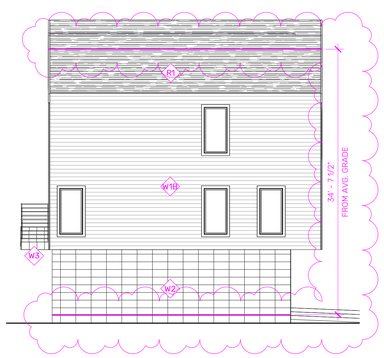
NON-STONE MATERIALS - 1,437 SF (88%)
- LAP SIDING - 1,117 SF (68%)
- METAL - 320 SF (20%)

STONE - 195 SF (12%)
TOTAL - 1,632 SF

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

NON-STONE MATERIALS - 904 SF (75%)
- SHINGLE - 266 SF (22%)
- LAP SIDING - 624 SF (52%)
- METAL - 14 SF (1%)

STONE - 298 SF (25%)
TOTAL - 1,202 SF



A2 BUILDING 15 - S. ELEVATION
SCALE: 1/8" = 1'-0"

NON-STONE MATERIALS - 1,573 SF (76%)
- SHAKE - 128 SF (6%)
- LAP SIDING - 1128 SF (55%)
- METAL - 317 SF (15%)

STONE - 490 SF (24%)
TOTAL - 2,063 SF

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

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

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

SITE PLAN REVIEW

DATE: 06/03/2022
NUMBER: 22020

EXTERIOR ELEVATIONS - BLDG 15

A215

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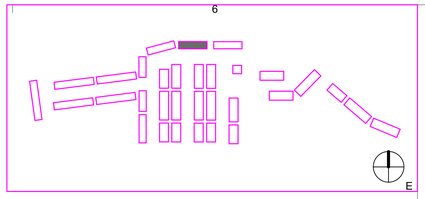
// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE PLANK LAP SIDING - COBBLE STONE
- W1B — WALL FINISH 1B:
  - HARDIE PLANK LAP SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE PLANK LAP SIDING - MOUNTAIN SAGE
- W1D — WALL FINISH 1D:
  - HARDIE PLANK SHINGLE SIDING - AGED PEWTER
- W2 — WALL FINISH 2:
  - SIERRACUT24 STONE VENEER - MONUMENT
- W3 — WALL FINISH 3:
  - BREAK METAL
- W4 — WALL FINISH 4:
  - SUNROC CREME SPLIT FACE CMU BLOCK
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - GRAY-BROWN PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BROWN PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - GRAY-BROWN PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BROWN PAINT



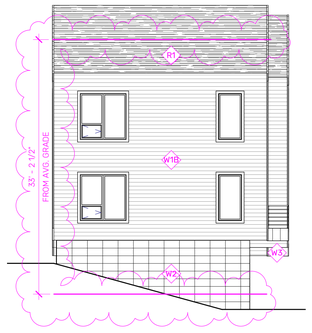
TOTAL BUILDING ELEVATION MATERIALS:

NON-STONE MATERIALS - 6,215 SF (80%)
- SHAKE - 952 SF (12%)
- SHINGLE - 494 SF (6%)
- LAP SIDING - 4,002 SF (52%)
- METAL - 767 SF (10%)

STONE - 1,534 SF (20%)
TOTAL - 7,749 SF

NON-STONE MATERIALS - 729 SF (82%)
- SHINGLE - 247 SF (28%)
- LAP SIDING - 466 SF (52%)
- METAL - 16 SF (2%)

STONE - 164 SF (18%)
TOTAL - 893 SF



B1 BUILDING 16 - W. ELEVATION
SCALE: 1/8" = 1'-0"

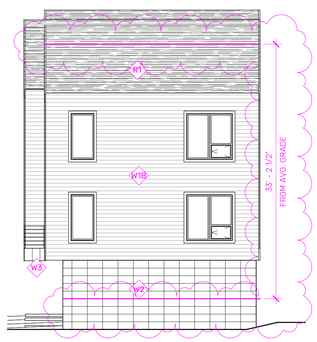
NON-STONE MATERIALS - 2,361 SF (74%)
- SHAKE - 321 SF (10%)
- LAP SIDING - 1,677 SF (53%)
- METAL - 363 SF (11%)

STONE - 837 SF (26%)
TOTAL - 3,198 SF

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

NON-STONE MATERIALS - 729 SF (76%)
- SHINGLE - 247 SF (26%)
- LAP SIDING - 466 SF (49%)
- METAL - 16 SF (2%)

STONE - 228 SF (24%)
TOTAL - 957 SF



A1 BUILDING 16 - E. ELEVATION
SCALE: 1/8" = 1'-0"

NON-STONE MATERIALS - 2,396 SF (89%)
- SHAKE - 631 SF (23%)
- LAP SIDING - 1393 SF (52%)
- METAL - 372 SF (14%)

STONE - 305 SF (11%)
TOTAL - 2,701 SF

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

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REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

SITE PLAN REVIEW

DATE: 06/03/2022
NUMBER: 22020

EXTERIOR ELEVATIONS - BLDG 16

A216

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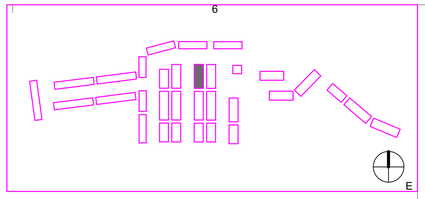
// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE PLANK LAP SIDING - COBBLE STONE
- W1B — WALL FINISH 1B:
  - HARDIE PLANK LAP SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE PLANK LAP SIDING - MOUNTAIN SAGE
- W1D — WALL FINISH 1D:
  - HARDIE PLANK SHINGLE SIDING - AGED PEWTER
- W2 — WALL FINISH 2:
  - SIERRACUT24 STONE VENEER - MONUMENT
- W3 — WALL FINISH 3:
  - BREAK METAL
- W4 — WALL FINISH 4:
  - SUNROC CREME SPLIT FACE CMU BLOCK
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - GRAY-BROWN PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BROWN PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - GRAY-BROWN PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BROWN PAINT



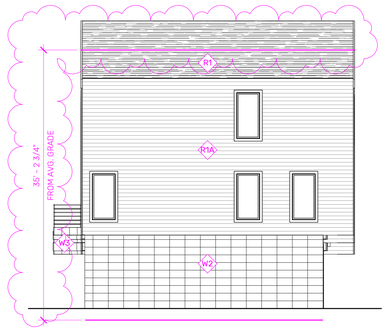
TOTAL BUILDING ELEVATION MATERIALS:

NON-STONE MATERIALS - 5,648 SF (80%)
- SHAKE - 169 SF (3%)
- SHINGLE - 532 SF (7%)
- LAP SIDING - 4,120 SF (58%)
- METAL - 827 SF (12%)

STONE - 1,451 SF (20%)
TOTAL - 7,099 SF

NON-STONE MATERIALS - 904 SF (75%)
- SHINGLE - 266 SF (22%)
- LAP SIDING - 624 SF (52%)
- METAL - 14 SF (1%)

STONE - 298 SF (25%)
TOTAL - 1,202 SF



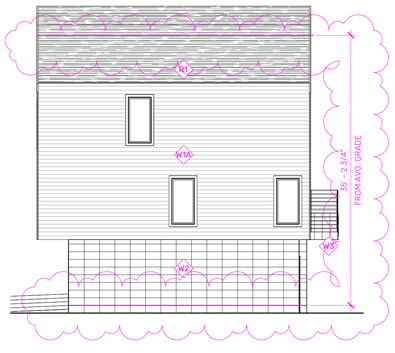
NON-STONE MATERIALS - 2,008 SF (76%)
- SHAKE - 169 SF (6%)
- LAP SIDING - 1442 SF (55%)
- METAL - 397 SF (15%)

STONE - 601 SF (23%)
TOTAL - 2,609 SF

B2 BUILDING 17 - N. ELEVATION
SCALE: 1/8" = 1'-0"

NON-STONE MATERIALS - 928 SF (76%)
- SHINGLE - 266 SF (22%)
- LAP SIDING - 648 SF (53%)
- METAL - 14 SF (1%)

STONE - 298 SF (24%)
TOTAL - 1,226 SF



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

NON-STONE MATERIALS - 1,808 SF (87%)
- LAP SIDING - 1,406 SF (68%)
- METAL - 402 SF (19%)

STONE - 254 SF (13%)
TOTAL - 2,062 SF

A2 BUILDING 17 - S. ELEVATION
SCALE: 1/8" = 1'-0"

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

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JONATHAN LEE
No. 10724976-0301
LICENSED ARCHITECT

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

SITE PLAN REVIEW

DATE: 06/03/2022
NUMBER: 22020

EXTERIOR ELEVATIONS - BLDG 17

A217

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// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE PLANK LAP SIDING - COBBLE STONE
- W1B — WALL FINISH 1B:
  - HARDIE PLANK LAP SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE PLANK LAP SIDING - MOUNTAIN SAGE
- W1D — WALL FINISH 1D:
  - HARDIE PLANK SHINGLE SIDING - AGED PEWTER
- W2 — WALL FINISH 2:
  - SIERRACUT24 STONE VENEER - MONUMENT
- W3 — WALL FINISH 3:
  - BREAK METAL
- W4 — WALL FINISH 4:
  - SUNROC CREME SPLIT FACE CMU BLOCK
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - GRAY-BROWN PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BROWN PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - GRAY-BROWN PAINT
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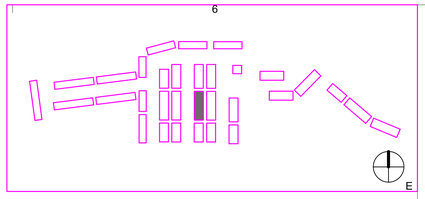


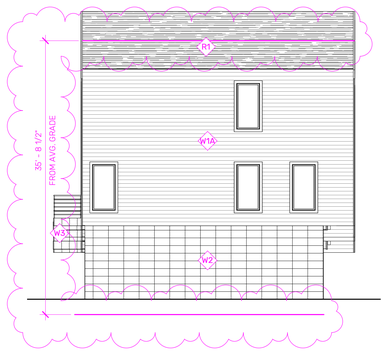
TOTAL BUILDING ELEVATION MATERIALS:

NON-STONE MATERIALS - 6,447 SF (80%)
- SHAKE - 205 SF (3%)
- SHINGLE - 532 SF (7%)
- LAP SIDING - 4,723 SF (58%)
- METAL - 987 SF (12%)

STONE - 1,648 SF (20%)
TOTAL - 8,095 SF

NON-STONE MATERIALS - 904 SF (75%)
- SHINGLE - 266 SF (22%)
- LAP SIDING - 624 SF (52%)
- METAL - 14 SF (1%)

STONE - 298 SF (25%)
TOTAL - 1,202 SF



B1 BUILDING 18 - N. ELEVATION
SCALE: 1/8" = 1'-0"

NON-STONE MATERIALS - 2,437 SF (76%)
- SHAKE - 205 SF (6%)
- LAP SIDING - 1756 SF (55%)
- METAL - 476 SF (15%)

STONE - 740 SF (23%)
TOTAL - 3,177 SF

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

NON-STONE MATERIALS - 928 SF (76%)
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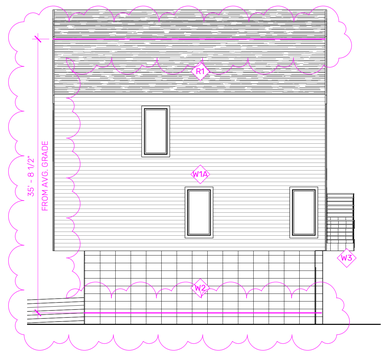

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IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

SITE PLAN REVIEW

DATE: 06/03/2022
NUMBER: 22020

EXTERIOR ELEVATIONS - BLDG 18

A218

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// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE PLANK LAP SIDING - COBBLE STONE
- W1B — WALL FINISH 1B:
  - HARDIE PLANK LAP SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE PLANK LAP SIDING - MOUNTAIN SAGE
- W1D — WALL FINISH 1D:
  - HARDIE PLANK SHINGLE SIDING - AGED PEWTER
- W2 — WALL FINISH 2:
  - SIERRACUT24 STONE VENEER - MONUMENT
- W3 — WALL FINISH 3:
  - BREAK METAL
- W4 — WALL FINISH 4:
  - SUNROC CREME SPLIT FACE CMU BLOCK
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  - GRAY-BROWN PAINT
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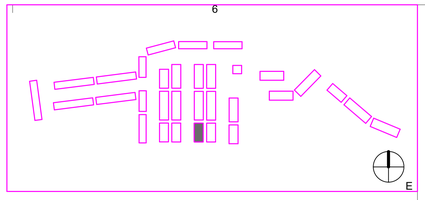
  - DARK BROWN PAINT



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- SHAKE - 128 SF (2%)
- SHINGLE - 532 SF (9%)
- LAP SIDING - 3,517 SF (57%)
- METAL - 665 SF (11%)

STONE - 1,281 SF (21%)
TOTAL - 6,123 SF

NON-STONE MATERIALS - 904 SF (75%)
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- LAP SIDING - 624 SF (52%)
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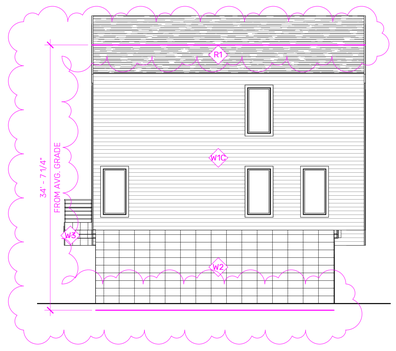
TOTAL - 1,202 SF



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

NON-STONE MATERIALS - 1,573 SF (76%)
- SHAKE - 128 SF (6%)
- LAP SIDING - 1128 SF (55%)
- METAL - 317 SF (15%)

STONE - 490 SF (24%)
TOTAL - 2,063 SF

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

NON-STONE MATERIALS - 928 SF (76%)
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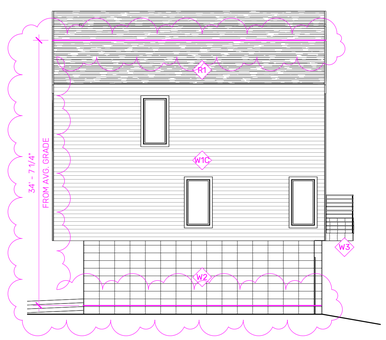

A2 BUILDING 19 - S. ELEVATION
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- METAL - 320 SF (20%)

STONE - 195 SF (12%)
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A5 BUILDING 19 - W. ELEVATION
SCALE: 1/8" = 1'-0"

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BROOKINGS DR. &
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SITE PLAN REVIEW

DATE: 06/03/2022
NUMBER: 22020

EXTERIOR ELEVATIONS - BLDG 19

A219

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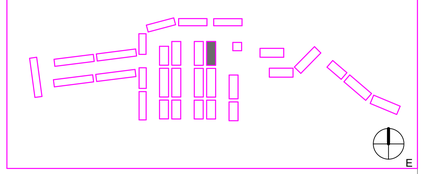
// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE PLANK LAP SIDING - COBBLE STONE
- W1B — WALL FINISH 1B:
  - HARDIE PLANK LAP SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE PLANK LAP SIDING - MOUNTAIN SAGE
- W1D — WALL FINISH 1D:
  - HARDIE PLANK SHINGLE SIDING - AGED PEWTER
- W2 — WALL FINISH 2:
  - SIERRACUT24 STONE VENEER - MONUMENT
- W3 — WALL FINISH 3:
  - BREAK METAL
- W4 — WALL FINISH 4:
  - SUNROC CREME SPLIT FACE CMU BLOCK
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - GRAY-BROWN PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BROWN PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - GRAY-BROWN PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BROWN PAINT



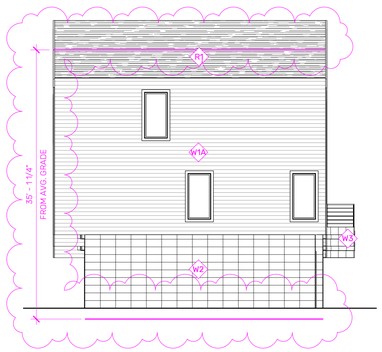
TOTAL BUILDING ELEVATION MATERIALS:

NON-STONE MATERIALS - 5,648 SF (80%)
- SHAKE - 169 SF (3%)
- SHINGLE - 532 SF (7%)
- LAP SIDING - 4,120 SF (58%)
- METAL - 827 SF (12%)

STONE - 1,451 SF (20%)
TOTAL - 7,099 SF

NON-STONE MATERIALS - 928 SF (76%)
- SHINGLE - 266 SF (22%)
- LAP SIDING - 648 SF (53%)
- METAL - 14 SF (1%)

STONE - 298 SF (24%)
TOTAL - 1,226 SF



B2 BUILDING 20 - N. ELEVATION
SCALE: 1/8" = 1'-0"

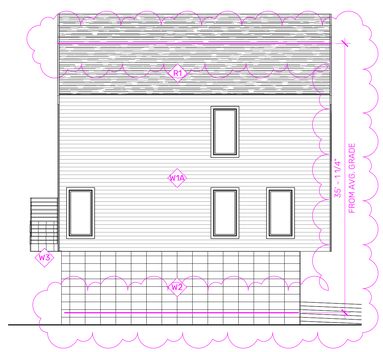
NON-STONE MATERIALS - 1,808 SF (87%)
- LAP SIDING - 1,406 SF (68%)
- METAL - 402 SF (19%)

STONE - 254 SF (13%)
TOTAL - 2,062 SF

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

NON-STONE MATERIALS - 904 SF (75%)
- SHINGLE - 266 SF (22%)
- LAP SIDING - 624 SF (52%)
- METAL - 14 SF (1%)

STONE - 298 SF (25%)
TOTAL - 1,202 SF



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

NON-STONE MATERIALS - 2,008 SF (76%)
- SHAKE - 169 SF (6%)
- LAP SIDING - 1442 SF (55%)
- METAL - 397 SF (15%)

STONE - 601 SF (23%)
TOTAL - 2,609 SF

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

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

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

SITE PLAN REVIEW

DATE: 06/03/2022
NUMBER: 22020

EXTERIOR ELEVATIONS - BLDG 20

A220

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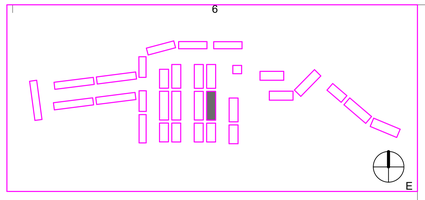
// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE PLANK LAP SIDING - COBBLE STONE
- W1B — WALL FINISH 1B:
  - HARDIE PLANK LAP SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE PLANK LAP SIDING - MOUNTAIN SAGE
- W1D — WALL FINISH 1D:
  - HARDIE PLANK SHINGLE SIDING - AGED PEWTER
- W2 — WALL FINISH 2:
  - SIERRACUT24 STONE VENEER - MONUMENT
- W3 — WALL FINISH 3:
  - BREAK METAL
- W4 — WALL FINISH 4:
  - SUNROC CREME SPLIT FACE CMU BLOCK
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - GRAY-BROWN PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BROWN PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - GRAY-BROWN PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BROWN PAINT



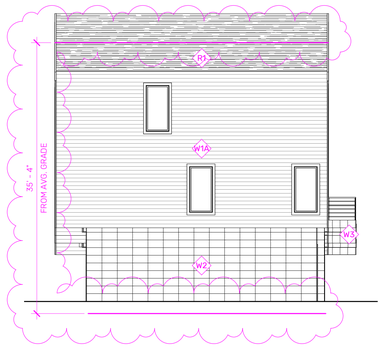
TOTAL BUILDING ELEVATION MATERIALS:

NON-STONE MATERIALS - 6,447 SF (80%)
- SHAKE - 205 SF (3%)
- SHINGLE - 532 SF (7%)
- LAP SIDING - 4,723 SF (58%)
- METAL - 987 SF (12%)

STONE - 1,648 SF (20%)
TOTAL - 8,095 SF

NON-STONE MATERIALS - 928 SF (76%)
- SHINGLE - 266 SF (22%)
- LAP SIDING - 648 SF (53%)
- METAL - 14 SF (1%)

STONE - 298 SF (24%)
TOTAL - 1,226 SF



B1 BUILDING 21 - N. ELEVATION
SCALE: 1/8" = 1'-0"

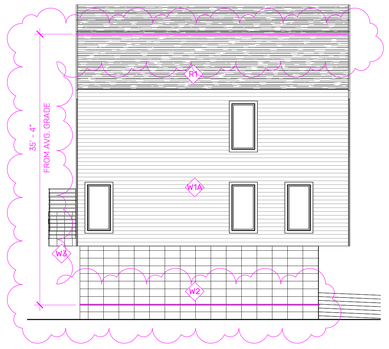
NON-STONE MATERIALS - 2,178 SF (87%)
- LAP SIDING - 1,695 SF (68%)
- METAL - 483 SF (19%)

STONE - 312 SF (13%)
TOTAL - 2,490 SF

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

NON-STONE MATERIALS - 904 SF (75%)
- SHINGLE - 266 SF (22%)
- LAP SIDING - 624 SF (52%)
- METAL - 14 SF (1%)

STONE - 298 SF (25%)
TOTAL - 1,202 SF



A1 BUILDING 21 - S. ELEVATION
SCALE: 1/8" = 1'-0"

NON-STONE MATERIALS - 2,437 SF (76%)
- SHAKE - 205 SF (6%)
- LAP SIDING - 1756 SF (55%)
- METAL - 476 SF (15%)

STONE - 740 SF (23%)
TOTAL - 3,177 SF

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

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LICENSED ARCHITECT

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

SITE PLAN REVIEW

DATE: 06/03/2022
NUMBER: 22020

EXTERIOR ELEVATIONS - BLDG 21

A221

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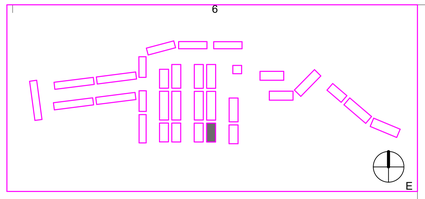
// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE PLANK LAP SIDING - COBBLE STONE
- W1B — WALL FINISH 1B:
  - HARDIE PLANK LAP SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE PLANK LAP SIDING - MOUNTAIN SAGE
- W1D — WALL FINISH 1D:
  - HARDIE PLANK SHINGLE SIDING - AGED PEWTER
- W2 — WALL FINISH 2:
  - SIERRACUT24 STONE VENEER - MONUMENT
- W3 — WALL FINISH 3:
  - BREAK METAL
- W4 — WALL FINISH 4:
  - SUNROC CREME SPLIT FACE CMU BLOCK
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - GRAY-BROWN PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BROWN PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - GRAY-BROWN PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BROWN PAINT



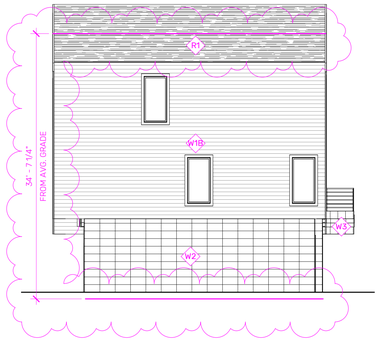
TOTAL BUILDING ELEVATION MATERIALS:

NON-STONE MATERIALS - 4,842 SF (79%)
- SHAKE - 128 SF (2%)
- SHINGLE - 532 SF (9%)
- LAP SIDING - 3,517 SF (57%)
- METAL - 665 SF (11%)

STONE - 1,281 SF (21%)
TOTAL - 6,123 SF

NON-STONE MATERIALS - 928 SF (76%)
- SHINGLE - 266 SF (22%)
- LAP SIDING - 648 SF (53%)
- METAL - 14 SF (1%)

STONE - 298 SF (24%)
TOTAL - 1,226 SF



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

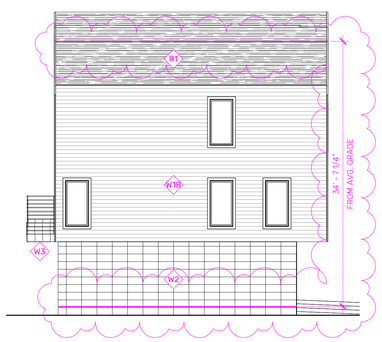
NON-STONE MATERIALS - 1,437 SF (88%)
- LAP SIDING - 1,117 SF (68%)
- METAL - 320 SF (20%)

STONE - 195 SF (12%)
TOTAL - 1,632 SF

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

NON-STONE MATERIALS - 904 SF (75%)
- SHINGLE - 266 SF (22%)
- LAP SIDING - 624 SF (52%)
- METAL - 14 SF (1%)

STONE - 298 SF (25%)
TOTAL - 1,202 SF



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

NON-STONE MATERIALS - 1,573 SF (76%)
- SHAKE - 128 SF (6%)
- LAP SIDING - 1128 SF (55%)
- METAL - 317 SF (15%)

STONE - 490 SF (24%)
TOTAL - 2,063 SF

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

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LICENSED ARCHITECT

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

SITE PLAN REVIEW

DATE: 06/03/2022
NUMBER: 22020

EXTERIOR ELEVATIONS - BLDG 22

A222

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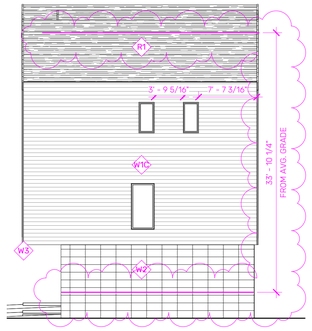
NON-STONE MATERIALS - 869 SF (78%)
- SHINGLE - 247 SF (22%)
- LAP SIDING - 611 SF (55%)
- METAL - 11 SF (1%)

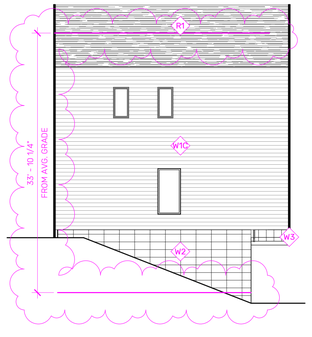
STONE - 242 SF (22%)
TOTAL - 1,111 SF



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

NON-STONE MATERIALS - 869 SF (88%)
- SHINGLE - 247 SF (25%)
- LAP SIDING - 611 SF (62%)
- METAL - 11 SF (1%)

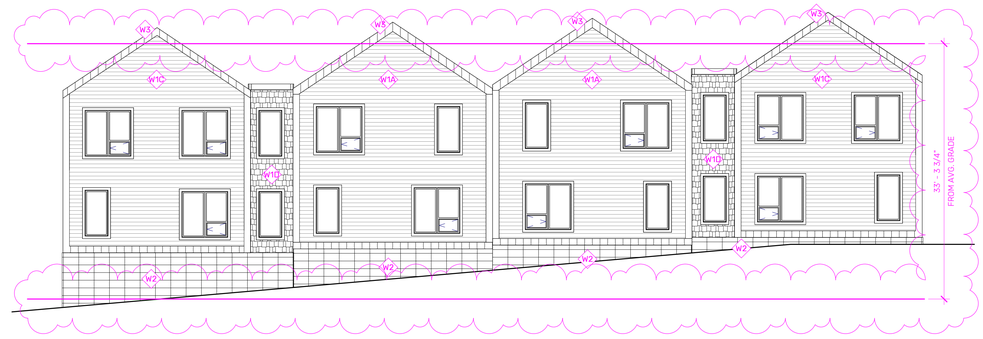
STONE - 119 SF (12%)
TOTAL - 988 SF



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

NON-STONE MATERIALS - 2,134 SF (78%)
- SHAKE - 137 SF (5%)
- LAP SIDING - 1,628 SF (60%)
- METAL - 369 SF (13%)

STONE - 607 SF (22%)
TOTAL - 2,741 SF



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

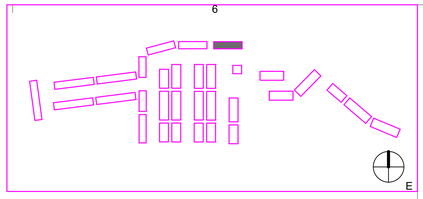
NON-STONE MATERIALS - 1,914 SF (88%)
- SHAKE - 239 SF (11%)
- LAP SIDING - 1329 SF (61%)
- METAL - 346 SF (16%)

STONE - 269 SF (12%)
TOTAL - 2,183 SF

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

// FINISH SCHEDULE

- W1A: WALL FINISH 1A: - HARDIE PLANK LAP SIDING - COBBLE STONE
- W1B: WALL FINISH 1B: - HARDIE PLANK LAP SIDING - EVENING BLUE
- W1C: WALL FINISH 1C: - HARDIE PLANK LAP SIDING - MOUNTAIN SAGE
- W1D: WALL FINISH 1D: - HARDIE PLANK SHINGLE SIDING - AGED PEWTER
- W2: WALL FINISH 2: - SIERRACUT24 STONE VENEER - MONUMENT
- W3: WALL FINISH 3: - BREAK METAL
- W4: WALL FINISH 4: - SUNROC CREME SPLIT FACE CMU BLOCK
- R1: ROOF FINISH: - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A: GARAGE DOOR 1 - FINISH 1: - GRAY-BROWN PAINT
- G1B: GARAGE DOOR 1 - FINISH 2: - DARK BROWN PAINT
- G2A: GARAGE DOOR 2 - FINISH 1: - GRAY-BROWN PAINT
- G2B: GARAGE DOOR 2 - FINISH 2: - DARK BROWN PAINT



TOTAL BUILDING ELEVATION MATERIALS:

NON-STONE MATERIALS - 5,022 SF (80%)
- SHAKE - 952 SF (15%)
- SHINGLE - 376 SF (6%)
- LAP SIDING - 2,957 SF (47%)
- METAL - 737 SF (12%)

STONE - 1,237 SF (20%)
TOTAL - 6,259 SF

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REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES
BROOKINGS DR. & SUNCREST DR.

SITE PLAN REVIEW

DATE: 06/03/2022
NUMBER: 22020

EXTERIOR ELEVATIONS - BLDG 23

A223

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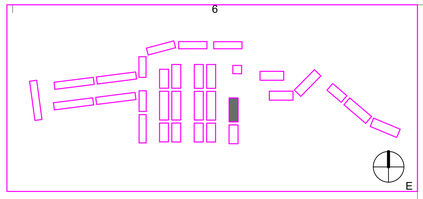
// FINISH SCHEDULE

- W1A — WALL FINISH 1A: HARDIE PLANK LAP SIDING - COBBLE STONE
- W1B — WALL FINISH 1B: HARDIE PLANK LAP SIDING - EVENING BLUE
- W1C — WALL FINISH 1C: HARDIE PLANK LAP SIDING - MOUNTAIN SAGE
- W1D — WALL FINISH 1D: HARDIE PLANK SHINGLE SIDING - AGED PEWTER
- W2 — WALL FINISH 2: SIERRACUT24 STONE VENEER - MONUMENT
- W3 — WALL FINISH 3: BREAK METAL
- W4 — WALL FINISH 4: SUNROC CREME SPLIT FACE CMU BLOCK
- R1 — ROOF FINISH: IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1: GRAY-BROWN PAINT
- G1B — GARAGE DOOR 1 - FINISH 2: DARK BROWN PAINT
- G2A — GARAGE DOOR 2 - FINISH 1: GRAY-BROWN PAINT
- G2B — GARAGE DOOR 2 - FINISH 2: DARK BROWN PAINT



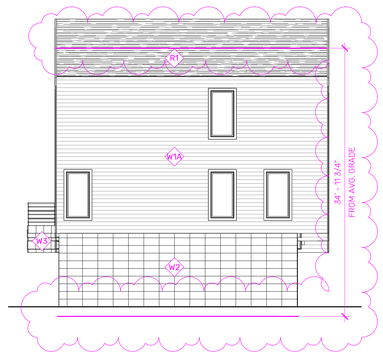
TOTAL BUILDING ELEVATION MATERIALS:

NON-STONE MATERIALS - 5,648 SF (80%)
- SHAKE - 169 SF (3%)
- SHINGLE - 532 SF (7%)
- LAP SIDING - 4,120 SF (58%)
- METAL - 827 SF (12%)

STONE - 1,451 SF (20%)
TOTAL - 7,099 SF

NON-STONE MATERIALS - 904 SF (75%)
- SHINGLE - 266 SF (22%)
- LAP SIDING - 624 SF (52%)
- METAL - 14 SF (1%)

STONE - 298 SF (25%)
TOTAL - 1,202 SF



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

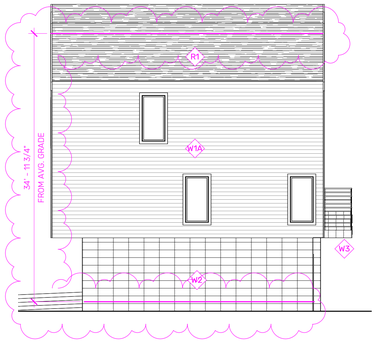
NON-STONE MATERIALS - 2,008 SF (76%)
- SHAKE - 169 SF (6%)
- LAP SIDING - 1442 SF (55%)
- METAL - 397 SF (15%)

STONE - 601 SF (23%)
TOTAL - 2,609 SF

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

NON-STONE MATERIALS - 928 SF (76%)
- SHINGLE - 266 SF (22%)
- LAP SIDING - 648 SF (53%)
- METAL - 14 SF (1%)

STONE - 298 SF (24%)
TOTAL - 1,226 SF



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

NON-STONE MATERIALS - 1,808 SF (87%)
- LAP SIDING - 1,406 SF (68%)
- METAL - 402 SF (19%)

STONE - 254 SF (13%)
TOTAL - 2,062 SF

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

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LICENSED ARCHITECT

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES
BROOKINGS DR. & SUNCREST DR.

SITE PLAN REVIEW

DATE: 06/03/2022
NUMBER: 22020

EXTERIOR ELEVATIONS - BLDG 24

A224

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// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE PLANK LAP SIDING - COBBLE STONE
- W1B — WALL FINISH 1B:
  - HARDIE PLANK LAP SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE PLANK LAP SIDING - MOUNTAIN SAGE
- W1D — WALL FINISH 1D:
  - HARDIE PLANK SHINGLE SIDING - AGED PEWTER
- W2 — WALL FINISH 2:
  - SIERRACUT24 STONE VENEER - MONUMENT
- W3 — WALL FINISH 3:
  - BREAK METAL
- W4 — WALL FINISH 4:
  - SUNROC CREME SPLIT FACE CMU BLOCK
- R1 — ROOF FINISH:
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- G1A — GARAGE DOOR 1 - FINISH 1:
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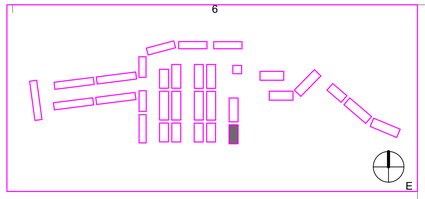
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BROWN PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - GRAY-BROWN PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BROWN PAINT



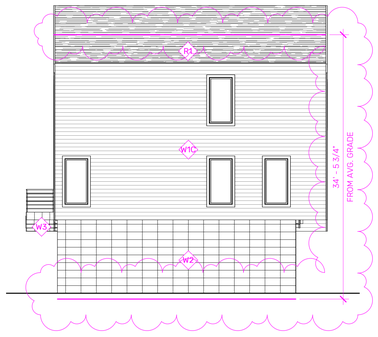
TOTAL BUILDING ELEVATION MATERIALS:

NON-STONE MATERIALS - 4,842 SF (79%)
- SHAKE - 128 SF (2%)
- SHINGLE - 532 SF (9%)
- LAP SIDING - 3,517 SF (57%)
- METAL - 665 SF (11%)

STONE - 1,281 SF (21%)
TOTAL - 6,123 SF

NON-STONE MATERIALS - 904 SF (75%)
- SHINGLE - 266 SF (22%)
- LAP SIDING - 624 SF (52%)
- METAL - 14 SF (1%)

STONE - 298 SF (25%)
TOTAL - 1,202 SF



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

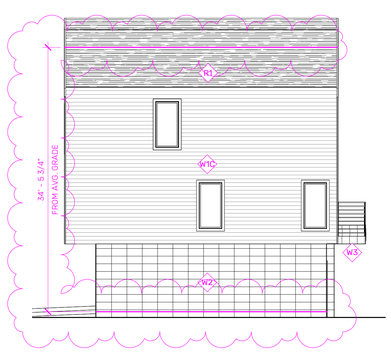
NON-STONE MATERIALS - 1,573 SF (76%)
- SHAKE - 128 SF (6%)
- LAP SIDING - 1128 SF (55%)
- METAL - 317 SF (15%)

STONE - 490 SF (24%)
TOTAL - 2,063 SF

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

NON-STONE MATERIALS - 928 SF (76%)
- SHINGLE - 266 SF (22%)
- LAP SIDING - 648 SF (53%)
- METAL - 14 SF (1%)

STONE - 298 SF (24%)
TOTAL - 1,226 SF



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

NON-STONE MATERIALS - 1,437 SF (88%)
- LAP SIDING - 1,117 SF (68%)
- METAL - 320 SF (20%)

STONE - 195 SF (12%)
TOTAL - 1,632 SF

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

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UT 84111
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STATE OF UTAH
JONATHAN LEE
No. 10724976-0301
LICENSED ARCHITECT

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. &
SUNCREST DR.

SITE PLAN REVIEW

DATE: 06/03/2022
NUMBER: 22020

EXTERIOR ELEVATIONS - BLDG 25

A225

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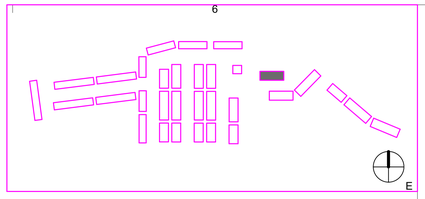
// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE PLANK LAP SIDING - COBBLE STONE
- W1B — WALL FINISH 1B:
  - HARDIE PLANK LAP SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE PLANK LAP SIDING - MOUNTAIN SAGE
- W1D — WALL FINISH 1D:
  - HARDIE PLANK SHINGLE SIDING - AGED PEWTER
- W2 — WALL FINISH 2:
  - SIERRACUT24 STONE VENEER - MONUMENT
- W3 — WALL FINISH 3:
  - BREAK METAL
- W4 — WALL FINISH 4:
  - SUNROC CREME SPLIT FACE CMU BLOCK
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - GRAY-BROWN PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BROWN PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - GRAY-BROWN PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BROWN PAINT



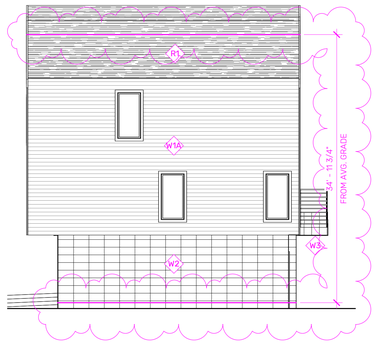
TOTAL BUILDING ELEVATION MATERIALS:

NON-STONE MATERIALS - 5,648 SF (80%)
- SHAKE - 169 SF (3%)
- SHINGLE - 532 SF (7%)
- LAP SIDING - 4,120 SF (58%)
- METAL - 827 SF (12%)

STONE - 1,451 SF (20%)
TOTAL - 7,099 SF

NON-STONE MATERIALS - 928 SF (76%)
- SHINGLE - 266 SF (22%)
- LAP SIDING - 648 SF (53%)
- METAL - 14 SF (1%)

STONE - 298 SF (24%)
TOTAL - 1,226 SF



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

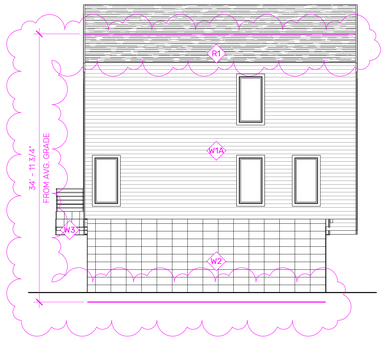
NON-STONE MATERIALS - 2,008 SF (76%)
- SHAKE - 169 SF (6%)
- LAP SIDING - 1442 SF (55%)
- METAL - 397 SF (15%)

STONE - 601 SF (23%)
TOTAL - 2,609 SF

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

NON-STONE MATERIALS - 904 SF (75%)
- SHINGLE - 266 SF (22%)
- LAP SIDING - 624 SF (52%)
- METAL - 14 SF (1%)

STONE - 298 SF (25%)
TOTAL - 1,202 SF



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

NON-STONE MATERIALS - 1,808 SF (87%)
- LAP SIDING - 1,406 SF (68%)
- METAL - 402 SF (19%)

STONE - 254 SF (13%)
TOTAL - 2,062 SF

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

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

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

SITE PLAN REVIEW

DATE: 06/03/2022
NUMBER: 22020

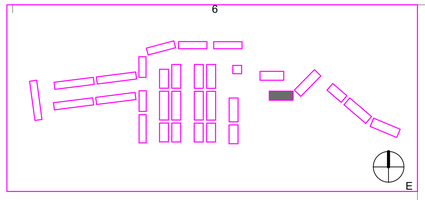
EXTERIOR ELEVATIONS - BLDG 26

A226

C:\Users\kirst\Documents\22020 - IKON Draper Townhomes (Rg)_LASMITE_20_V23_kirstadler.TCH.rvt

// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE PLANK LAP SIDING - COBBLE STONE
- W1B — WALL FINISH 1B:
  - HARDIE PLANK LAP SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE PLANK LAP SIDING - MOUNTAIN SAGE
- W1D — WALL FINISH 1D:
  - HARDIE PLANK SHINGLE SIDING - AGED PEWTER
- W2 — WALL FINISH 2:
  - SIERRACUT24 STONE VENEER - MONUMENT
- W3 — WALL FINISH 3:
  - BREAK METAL
- W4 — WALL FINISH 4:
  - SUNROC CREME SPLIT FACE CMU BLOCK
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - GRAY-BROWN PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BROWN PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - GRAY-BROWN PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BROWN PAINT



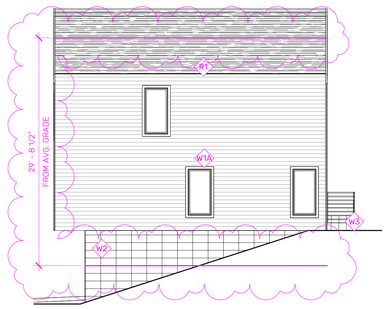
TOTAL BUILDING ELEVATION MATERIALS:

NON-STONE MATERIALS - 5,479 SF (91%)
- SHAKE - 0 SF (0%)
- SHINGLE - 532 SF (9%)
- LAP SIDING - 4,120 SF (68%)
- METAL - 827 SF (14%)

STONE - 548 SF (9%)
TOTAL - 6,027 SF

NON-STONE MATERIALS - 904 SF (86%)
- SHINGLE - 266 SF (25%)
- LAP SIDING - 624 SF (60%)
- METAL - 14 SF (1%)

STONE - 147 SF (14%)
TOTAL - 1,051 SF



B2 BUILDING 27 - E. ELEVATION
SCALE: 1/8" = 1'-0"

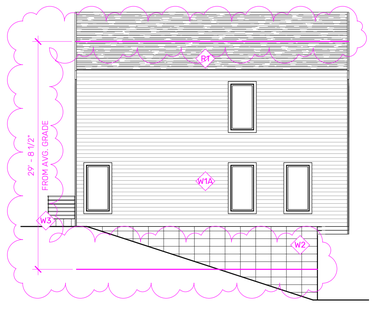
NON-STONE MATERIALS - 1,839 SF (100%)
- SHAKE - 0 SF (0%)
- LAP SIDING - 1442 SF (78%)
- METAL - 397 SF (22%)

STONE - 0 SF (0%)
TOTAL - 1,839 SF

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

NON-STONE MATERIALS - 928 SF (76%)
- SHINGLE - 266 SF (25%)
- LAP SIDING - 648 SF (60%)
- METAL - 14 SF (1%)

STONE - 147 SF (14%)
TOTAL - 1,075 SF



A2 BUILDING 27 - W. ELEVATION
SCALE: 1/8" = 1'-0"

NON-STONE MATERIALS - 1,808 SF (87%)
- LAP SIDING - 1,406 SF (68%)
- METAL - 402 SF (19%)

STONE - 254 SF (13%)
TOTAL - 2,062 SF

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

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REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

SITE PLAN REVIEW

DATE: 06/03/2022
NUMBER: 22020

EXTERIOR ELEVATIONS - BLDG 27

A227

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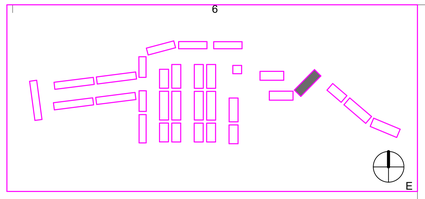
// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE PLANK LAP SIDING - COBBLE STONE
- W1B — WALL FINISH 1B:
  - HARDIE PLANK LAP SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE PLANK LAP SIDING - MOUNTAIN SAGE
- W1D — WALL FINISH 1D:
  - HARDIE PLANK SHINGLE SIDING - AGED PEWTER
- W2 — WALL FINISH 2:
  - SIERRACUT24 STONE VENEER - MONUMENT
- W3 — WALL FINISH 3:
  - BREAK METAL
- W4 — WALL FINISH 4:
  - SUNROC CREME SPLIT FACE CMU BLOCK
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - GRAY-BROWN PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BROWN PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - GRAY-BROWN PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BROWN PAINT



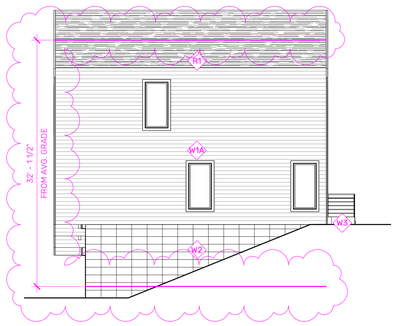
TOTAL BUILDING ELEVATION MATERIALS:

NON-STONE MATERIALS - 6,242 SF (91%)
- SHAKE - 0 SF (0%)
- SHINGLE - 532 SF (8%)
- LAP SIDING - 4,723 SF (69%)
- METAL - 987 SF (14%)

STONE - 606 SF (9%)
TOTAL - 6,848 SF

NON-STONE MATERIALS - 904 SF (86%)
- SHINGLE - 266 SF (25%)
- LAP SIDING - 624 SF (60%)
- METAL - 14 SF (1%)

STONE - 147 SF (14%)
TOTAL - 1,051 SF



B1 BUILDING 28 - N.E. ELEVATION
SCALE: 1/8" = 1'-0"

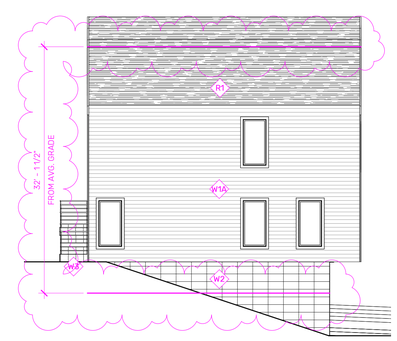
NON-STONE MATERIALS - 2,232 SF (100%)
- SHAKE - 0 SF (0%)
- LAP SIDING - 1756 SF (79%)
- METAL - 476 SF (21%)

STONE - 0 SF (0%)
TOTAL - 2,232 SF

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

NON-STONE MATERIALS - 928 SF (76%)
- SHINGLE - 266 SF (25%)
- LAP SIDING - 648 SF (60%)
- METAL - 14 SF (1%)

STONE - 147 SF (14%)
TOTAL - 1,075 SF



A1 BUILDING 28 - S.W. ELEVATION
SCALE: 1/8" = 1'-0"

NON-STONE MATERIALS - 2,178 SF (87%)
- LAP SIDING - 1,695 SF (68%)
- METAL - 483 SF (19%)

STONE - 312 SF (13%)
TOTAL - 2,490 SF

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

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STATE OF UTAH
JONATHAN LEE
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LICENSED ARCHITECT

REVISIONS:

A1	Revision 1	Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

SITE PLAN REVIEW

DATE: 06/03/2022
NUMBER: 22020

EXTERIOR ELEVATIONS - BLDG 28

A228

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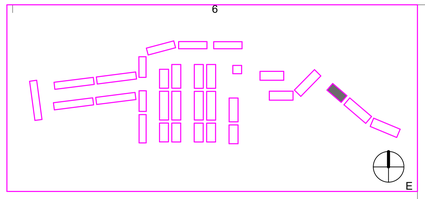
// FINISH SCHEDULE

- W1A — WALL FINISH 1A: HARDIE PLANK LAP SIDING - COBBLE STONE
- W1B — WALL FINISH 1B: HARDIE PLANK LAP SIDING - EVENING BLUE
- W1C — WALL FINISH 1C: HARDIE PLANK LAP SIDING - MOUNTAIN SAGE
- W1D — WALL FINISH 1D: HARDIE PLANK SHINGLE SIDING - AGED PEWTER
- W2 — WALL FINISH 2: SIERRACUT24 STONE VENEER - MONUMENT
- W3 — WALL FINISH 3: BREAK METAL
- W4 — WALL FINISH 4: SUNROC CREME SPLIT FACE CMU BLOCK
- R1 — ROOF FINISH: IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1: GRAY-BROWN PAINT
- G1B — GARAGE DOOR 1 - FINISH 2: DARK BROWN PAINT
- G2A — GARAGE DOOR 2 - FINISH 1: GRAY-BROWN PAINT
- G2B — GARAGE DOOR 2 - FINISH 2: DARK BROWN PAINT



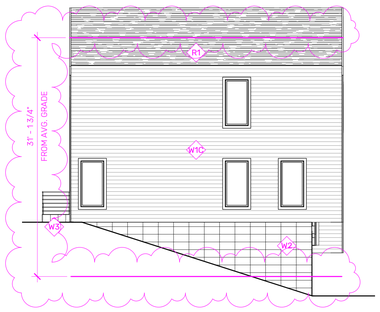
TOTAL BUILDING ELEVATION MATERIALS:

NON-STONE MATERIALS - 4,714 SF (91%)
- SHAKE - 0 SF (0%)
- SHINGLE - 532 SF (10%)
- LAP SIDING - 3,517 SF (68%)
- METAL - 665 SF (13%)

STONE - 489 SF (9%)
TOTAL - 5,203 SF

NON-STONE MATERIALS - 904 SF (86%)
- SHINGLE - 266 SF (25%)
- LAP SIDING - 624 SF (60%)
- METAL - 14 SF (1%)

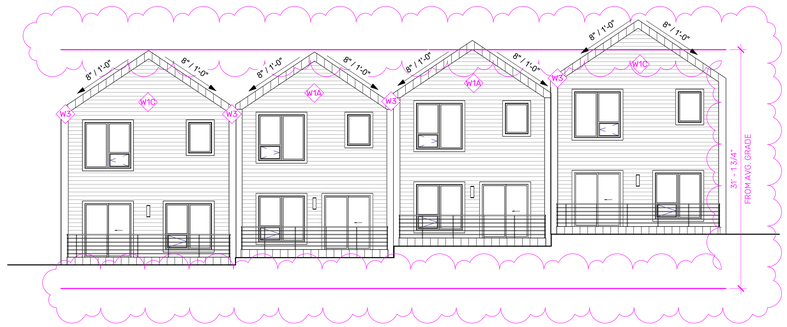
STONE - 147 SF (14%)
TOTAL - 1,051 SF



B2 BUILDING 29 - N.W. ELEVATION
SCALE: 1/8" = 1'-0"

NON-STONE MATERIALS - 1,445 SF (100%)
- SHAKE - 0 SF (0%)
- LAP SIDING - 1128 SF (78%)
- METAL - 317 SF (22%)

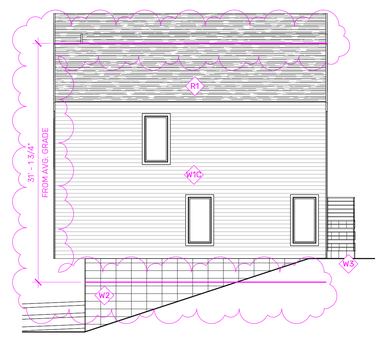
STONE - 0 SF (0%)
TOTAL - 1,445 SF



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

NON-STONE MATERIALS - 928 SF (76%)
- SHINGLE - 266 SF (25%)
- LAP SIDING - 648 SF (60%)
- METAL - 14 SF (1%)

STONE - 147 SF (14%)
TOTAL - 1,075 SF



A2 BUILDING 29 - S.E., ELEVATION
SCALE: 1/8" = 1'-0"

NON-STONE MATERIALS - 1,437 SF (88%)
- LAP SIDING - 1,117 SF (68%)
- METAL - 320 SF (20%)

STONE - 195 SF (12%)
TOTAL - 1,632 SF

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

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STATE OF UTAH
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LICENSED ARCHITECT

REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES
BROOKINGS DR. & SUNCREST DR.

SITE PLAN REVIEW

DATE: 06/03/2022
NUMBER: 22020

EXTERIOR ELEVATIONS - BLDG 29

A229

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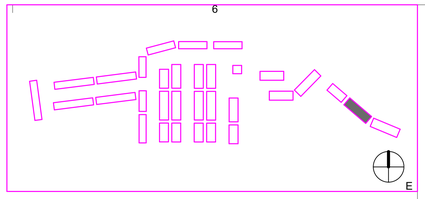
// FINISH SCHEDULE

- W1A: WALL FINISH 1A:
  - HARDIE PLANK LAP SIDING - COBBLE STONE
- W1B: WALL FINISH 1B:
  - HARDIE PLANK LAP SIDING - EVENING BLUE
- W1C: WALL FINISH 1C:
  - HARDIE PLANK LAP SIDING - MOUNTAIN SAGE
- W1D: WALL FINISH 1D:
  - HARDIE PLANK SHINGLE SIDING - AGED PEWTER
- W2: WALL FINISH 2:
  - SIERRACUT24 STONE VENEER - MONUMENT
- W3: WALL FINISH 3:
  - BREAK METAL
- W4: WALL FINISH 4:
  - SUNROC CREME SPLIT FACE CMU BLOCK
- R1: ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- D1A: GARAGE DOOR 1 - FINISH 1:
  - GRAY-BROWN PAINT
- D1B: GARAGE DOOR 1 - FINISH 2:
  - DARK BROWN PAINT
- D2A: GARAGE DOOR 2 - FINISH 1:
  - GRAY-BROWN PAINT
- D2B: GARAGE DOOR 2 - FINISH 2:
  - DARK BROWN PAINT



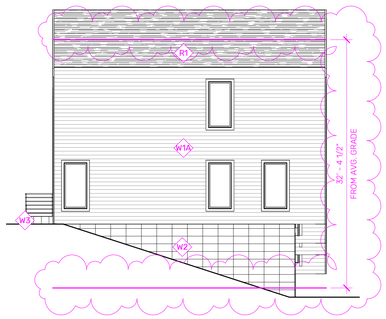
TOTAL BUILDING ELEVATION MATERIALS:

NON-STONE MATERIALS - 6,242 SF (91%)
- SHAKE - 0 SF (0%)
- SHINGLE - 532 SF (8%)
- LAP SIDING - 4,723 SF (69%)
- METAL - 987 SF (14%)

STONE - 606 SF (9%)
TOTAL - 6,848 SF

NON-STONE MATERIALS - 928 SF (76%)
- SHINGLE - 266 SF (25%)
- LAP SIDING - 648 SF (60%)
- METAL - 14 SF (1%)

STONE - 147 SF (14%)
TOTAL - 1,075 SF



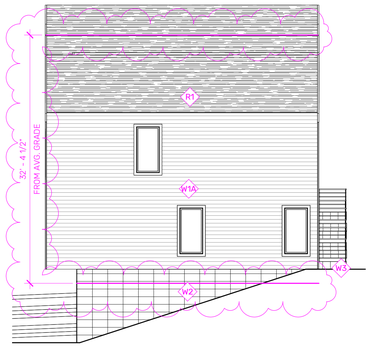
NON-STONE MATERIALS - 2,232 SF (100%)
- SHAKE - 0 SF (0%)
- LAP SIDING - 1756 SF (79%)
- METAL - 476 SF (21%)

STONE - 0 SF (0%)
TOTAL - 2,232 SF

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

NON-STONE MATERIALS - 904 SF (86%)
- SHINGLE - 266 SF (25%)
- LAP SIDING - 624 SF (60%)
- METAL - 14 SF (1%)

STONE - 147 SF (14%)
TOTAL - 1,051 SF



A1 BUILDING 30 - S.E. ELEVATION
SCALE: 1/8" = 1'-0"

B5 BUILDING 30 - N.E. ELEVATION
SCALE: 1/8" = 1'-0"

NON-STONE MATERIALS - 2,178 SF (87%)
- LAP SIDING - 1,695 SF (68%)
- METAL - 483 SF (19%)

STONE - 312 SF (13%)
TOTAL - 2,490 SF

A5 BUILDING 30 - S.W. ELEVATION
SCALE: 1/8" = 1'-0"

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REVISIONS:
A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. & SUNCREST DR.

SITE PLAN REVIEW

DATE: 06/03/2022
NUMBER: 22020

EXTERIOR ELEVATIONS - BLDG 30

A230

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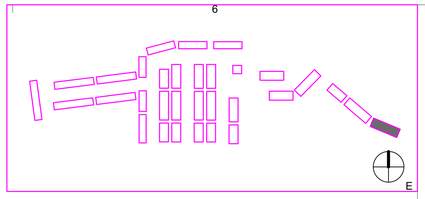
// FINISH SCHEDULE

- W1A — WALL FINISH 1A:
  - HARDIE PLANK LAP SIDING - COBBLE STONE
- W1B — WALL FINISH 1B:
  - HARDIE PLANK LAP SIDING - EVENING BLUE
- W1C — WALL FINISH 1C:
  - HARDIE PLANK LAP SIDING - MOUNTAIN SAGE
- W1D — WALL FINISH 1D:
  - HARDIE PLANK SHINGLE SIDING - AGED PEWTER
- W2 — WALL FINISH 2:
  - SIERRACUT24 STONE VENEER - MONUMENT
- W3 — WALL FINISH 3:
  - BREAK METAL
- W4 — WALL FINISH 4:
  - SUNROC CREME SPLIT FACE CMU BLOCK
- R1 — ROOF FINISH:
  - IKO CAMBRIDGE SHINGLES - WEATHERWOOD
- G1A — GARAGE DOOR 1 - FINISH 1:
  - GRAY-BROWN PAINT
- G1B — GARAGE DOOR 1 - FINISH 2:
  - DARK BROWN PAINT
- G2A — GARAGE DOOR 2 - FINISH 1:
  - GRAY-BROWN PAINT
- G2B — GARAGE DOOR 2 - FINISH 2:
  - DARK BROWN PAINT



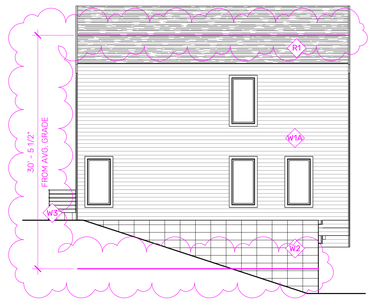
TOTAL BUILDING ELEVATION MATERIALS:

NON-STONE MATERIALS - 6,242 SF (91%)
- SHAKE - 0 SF (0%)
- SHINGLE - 532 SF (8%)
- LAP SIDING - 4,723 SF (69%)
- METAL - 987 SF (14%)

STONE - 606 SF (9%)
TOTAL - 6,848 SF

NON-STONE MATERIALS - 928 SF (76%)
- SHINGLE - 266 SF (25%)
- LAP SIDING - 648 SF (60%)
- METAL - 14 SF (1%)

STONE - 147 SF (14%)
TOTAL - 1,075 SF

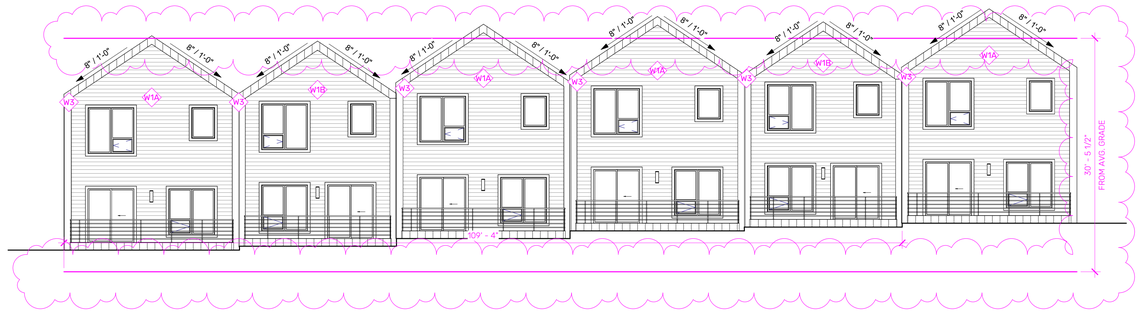


B1 BUILDING 31 - N.W. ELEVATION

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

NON-STONE MATERIALS - 2,232 SF (100%)
- SHAKE - 0 SF (0%)
- LAP SIDING - 1756 SF (79%)
- METAL - 476 SF (21%)

STONE - 0 SF (0%)
TOTAL - 2,232 SF

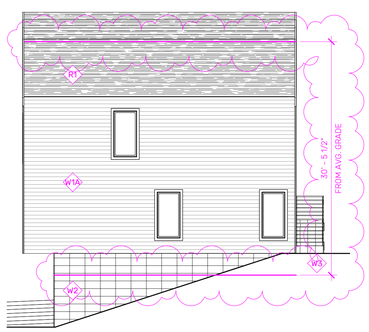


B5 BUILDING 31 - N.E. ELEVATION

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

NON-STONE MATERIALS - 904 SF (86%)
- SHINGLE - 266 SF (25%)
- LAP SIDING - 624 SF (60%)
- METAL - 14 SF (1%)

STONE - 147 SF (14%)
TOTAL - 1,051 SF



A1 BUILDING 31 - S.E. ELEVATION

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

NON-STONE MATERIALS - 2,178 SF (87%)
- LAP SIDING - 1,695 SF (68%)
- METAL - 483 SF (19%)

STONE - 312 SF (13%)
TOTAL - 2,490 SF

A5 BUILDING 31 - S.W. ELEVATION

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

Designs Of Tomorrow - Architecture

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

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

REVISIONS:

A1 Revision 1 Date 1

IKON TRAILSIDE TOWNHOMES

BROOKINGS DR. &
SUNCREST DR.

SITE PLAN REVIEW

DATE: 06/03/2022

NUMBER: 22020

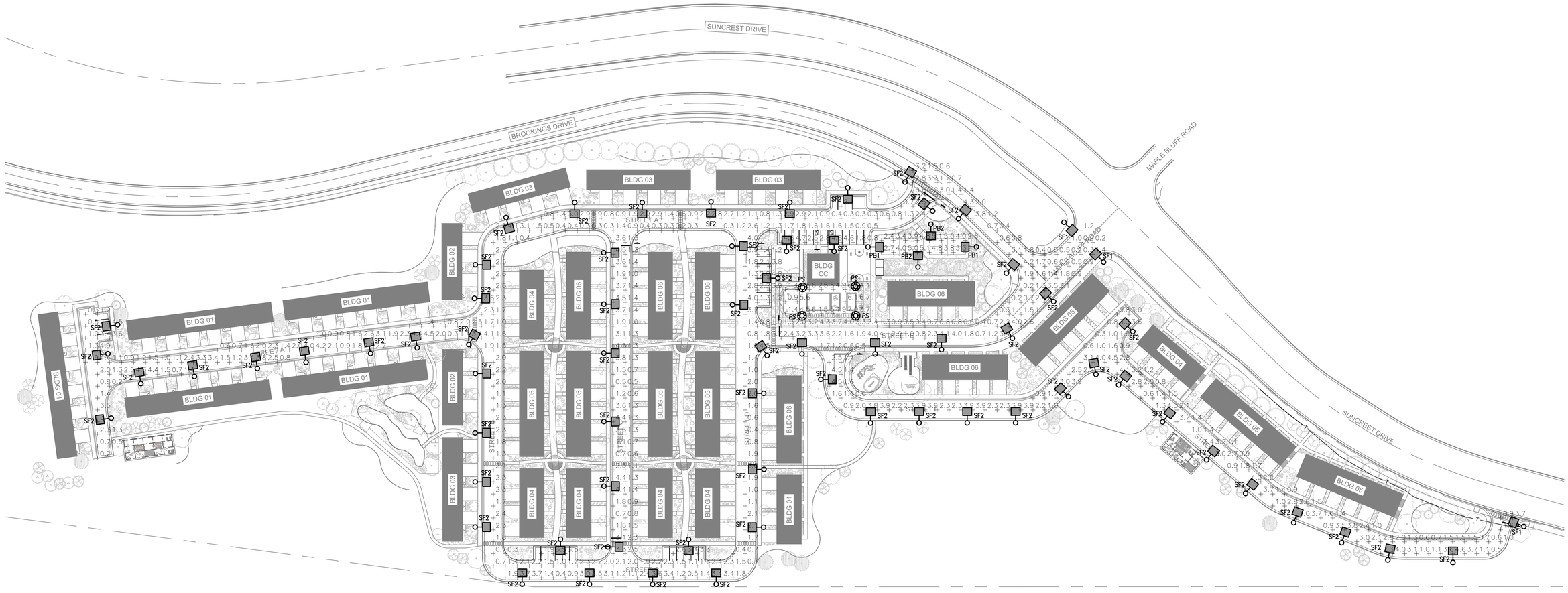
EXTERIOR ELEVATIONS - BLDG 31

A231

C:\Users\arifo\Documents\2020 - IKON Draper Townhomes_stfg_UPDATE_22-0_V20_Arifo\Arifo TCVW.rvt

EXHIBIT I
LIGHTING PLAN

ENTIRE SHEET ⚠



SITE PHOTOMETRIC PLAN

SCALE: 1" = 60'-0"

FIXTURE COUNTS

FIXTURE	QUANTITY
SF1	3
SF2	68
PB1	2
PB2	2
PS	4

STREET CALC ZONE

AVERAGE	2.0 fc
MAXIMUM	4.9 fc
MAX/AVERAGE	2.45 fc

PICKLEBALL CALC ZONE

AVERAGE	3.9 fc
MAXIMUM	5.1 fc
MAX/AVERAGE	1.31 fc

POOL CALC ZONE

AVERAGE	4.8 fc
MAXIMUM	7.0 fc
MAX/AVERAGE	1.46 fc

SITE LIGHTING FIXTURE SCHEDULE

FIXT	FIXTURE						LAMPS		POLE			REMARKS
#	MANUFACTURER	CATALOG #	VOLTS	#POLE	WATTS	MOUNTING	TYPE	QTY/FIXT.	MANUFACTURER	HEIGHT	CATALOG #	
SF1	MOUNTAIN STATES	K208P4FLII40(SSL)7030-120-277-KPL21-PR7	120	1	40	POLE	LED	-	MOUNTAIN STATES	16'	16EFA-5-TT/4x40D-WASH-(VERDE GREEN)	PROVIDED BY OWNER INSTALLED BY CONTRACTOR
SF2	LITHONIA	DSX0 LED P2 30K BLC MVOLT	120	1	49	POLE	LED	-	LITHONIA	14'	SSS 14 4C	PROVIDED BY OWNER INSTALLED BY CONTRACTOR
PB1	LITHONIA	DSX0 LED P2 40K TFTM MVOLT HS	120	1	49	POLE	LED	-	LITHONIA	18'	SSS 18 4C	PROVIDED BY OWNER INSTALLED BY CONTRACTOR
PB2	LITHONIA	DSX0 LED P2 40K T1S MVOLT	120	1	49	POLE	LED	-	LITHONIA	18'	SSS 18 4C	PROVIDED BY OWNER INSTALLED BY CONTRACTOR
PS	LITHONIA	MRP LED 42C 1000 40K SR3 MVOLT	120	1	151	POLE	LED	-	LITHONIA	18'	SSS 18 4C	PROVIDED BY OWNER INSTALLED BY CONTRACTOR

ROYAL ENGINEERING
MECHANICAL
PROVO, UTAH 84606
FAX: 801.375.2676
ELECTRICAL
1937 S. EAST BAY BLVD.
PHONE: 801.375.2228

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REVISIONS:

⚠ CITY REVIEW 03/03/2022

TRAILSIDE TOWNHOMES

DRAPER CITY, UTAH

DRAWING TITLE: PHOTOMETRIC PLAN

DRAWN BY:	CHECKED BY:
DJG	MRB

DATE PLOTTED: 04/01/2022

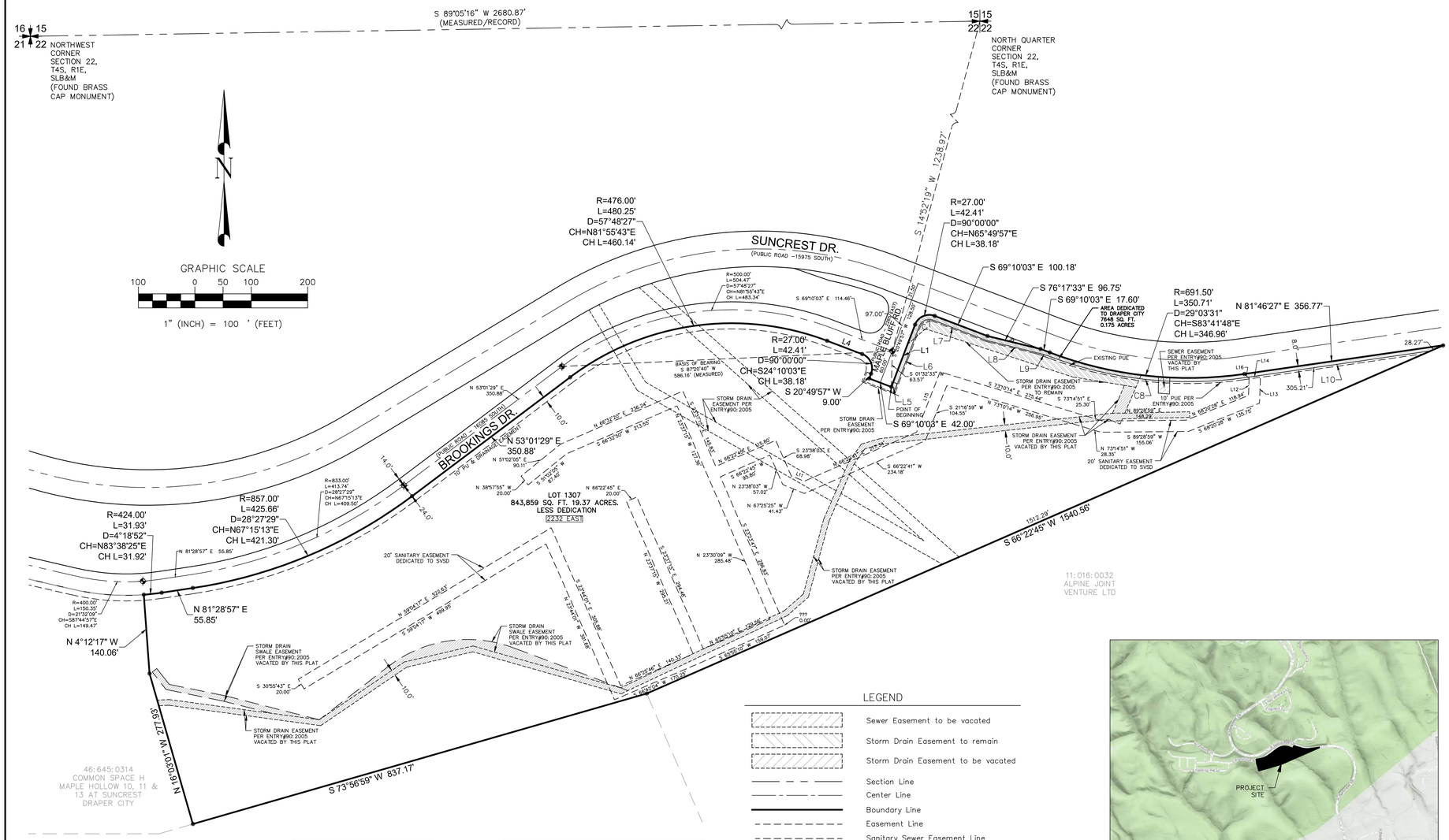
PROJECT #: J21420.00

E0.2

EXHIBIT J
SUBDIVISION PLAT

MAPLE HOLLOW 10, 11 AND 13 AT SUNCREST, AMENDING AND CONSOLIDATING LOTS 1301-1306

LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
DRAPER CITY, UTAH COUNTY, UTAH
JUNE 2022



LEGEND

- Sewer Easement to be vacated
- Storm Drain Easement to remain
- Storm Drain Easement to be vacated
- Section Line
- Center Line
- Boundary Line
- Easement Line
- Sanitary Sewer Easement Line
- Street Monument
- Quarter Section Corner
- Section Corner Monument
- Lot Corner

Line Table		
Line #	Length	Direction
L1	118.00'	N 20°49'57" E
L4	66.46'	S 69°10'03" E
L5	8.00'	S 69°10'03" E
L6	118.00'	S 20°49'57" W
L7	100.68'	S 69°10'03" E
L8	96.75'	S 76°17'33" E
L9	17.15'	S 73°20'53" E
L10	333.09'	N 81°46'27" E
L11	24.86'	N 67°25'25" W
L12	32.33'	N 01°58'51" E
L13	48.96'	S 01°58'51" W
L14	20.31'	N 81°55'12" E
L15	114.75'	N 21°16'59" E
L16	10.37'	S 47°42'58" E

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Length
C1	480.25'	476.00'	057°48'27"	N 81°55'43" E	460.14'
C2	42.41'	27.00'	090°00'00"	S 24°10'03" E	38.18'
C3	42.41'	27.00'	090°00'00"	S 65°49'57" W	38.18'
C4	350.71'	691.50'	029°03'31"	S 83°41'48" E	346.96'
C5	396.94'	476.00'	047°46'44"	N 86°56'34" E	385.54'
C6	83.31'	476.00'	010°01'43"	N 58°02'21" E	83.21'

SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATER DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDING WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

DIAMOND LAND SURVEYING, LLC
6891 South 700 West Ste. 150
Midvale, Utah
office@diamondlandsurveying.com
Phone (801) 266-5099

DRAPER CITY COUNCIL

PRESENTED TO THE DRAPER CITY COUNCIL THIS

_____ DAY OF _____ 20___.

MAYOR

ATTEST: CITY RECORDER

ENGINEERS CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON THE FILE IN THIS OFFICE.

DATE

DRAPER CITY ENGINEER

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS _____ DAY OF _____, 20___.

DIRECTOR, SOUTH VALLEY SEWER DISTRICT

OFFICE OF THE CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____, 20___.

DRAPER CITY ATTORNEY

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20___, BY THE PLANNING COMMISSION.

PLANNING COMMISSION

EASEMENT APPROVAL

ROCKY MOUNTAIN POWER DATE

COMCAST CABLE DATE

CENTURY LINK DATE

DOMINION ENERGY DATE

SURVEYOR'S CERTIFICATE

In accordance with Section 10-9A-603 of the Utah Code, I, Nathan B. Weber, do hereby certify that I am a Professional Land Surveyor holding license number 5152762 in accordance with Title 58, Chapter 22 of the Professional Engineers and Professional Land Surveyors Licensing Act.

I further certify that on behalf of Diamond Land Surveying, LLC, I have completed a survey of the property described on the plat in accordance with Section 17-23-17 of Utah Code, and have verify all measurements, shown and have subdivided said property into lots and streets hereafter to be known as MAPLE HOLLOW 10, 11 AND 13 AT SUNCREST, AMENDING AND CONSOLIDATING LOTS 1301-1306 and have placed monuments as represented on the plat.

BOUNDARY DESCRIPTION

LOTS 1301, 1302, 1303, 1304, 1305 AND 1306, OF MAPLE HOLLOW 10, 11 AND 13 AT SUNCREST, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE more particularly described as follows:

BEGINNING at a point on the southeasterly line of Maple Bluff Road, a public right-of-way, said point being South 1°32'33" West 63.57 feet from a monument found in the intersection of Maple Bluff Road and Brookings Drive, a public right-of-way, said intersection monument being South 14°52'19" West 1238.97 feet from the found monument at the north quarter corner of Section 22, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bering for this description being South 89°05'16" West 2680.87 feet between the North Quarter corner and the Northwest corner of said Section 22) and running:

thence North 20°49'57" East 118.00 feet along the said right-of-way of Maple Bluff Road to a point of curvature:
thence 42.41 feet along the arc of a 27.00 foot radius curve to the right through a central angle of 90°00'00" (Long Chord Bears North 65°49'57" East 38.18 feet) to the southerly right-of-way of Suncrest Drive, a public right-of-way;
thence along the said southerly right-of-way of Suncrest Drive the following five (5) courses:
(1) South 69°10'03" East 100.18 feet;
(2) South 76°17'33" East 96.75 feet;
(3) South 69°10'03" East 17.60 feet to a point of curvature;
(4) 350.71 feet along the arc of a 691.50 foot radius curve to the left through a central angle of 29°03'31" (Long Chord Bears South 83°41'48" East 346.96 feet to a point of tangency;
(5) North 81°46'27" East 356.77 feet:
thence leaving said right-of-way South 66°22'45" West 1540.56 feet along the south line of said Maple Hollow 10, 11, & 13 at Suncrest;
thence continuing along said south line South 73°56'59" West 837.17 feet to the southwest corner of said Lot 1301;
thence along the west line of said Lot 1301 North 16°03'01" West 277.93 feet;
thence continuing along the said west line North 4°12'17" West 140.06 feet to the south right-of-way line of Brookings Drive and a point of curvature with a non-tangent curve;
thence along the said south line of Brookings Drive the following seven (7) courses:
(1) 31.93 feet along the arc of a 424.00 foot radius curve to the left through a central angle of 4°18'52" (Long Chord Bears North 83°38'25" East 31.92 feet);
(2) North 81°28'57" East 55.85 feet to a point of curvature;
(3) 425.66 feet along the arc of a 857.00 foot radius curve to the left through a central angle of 28°27'29" (Long Chord Bears North 67°15'13" East 421.30 feet;
(4) North 53°01'29" East 350.88 feet to a point of curvature;
(5) 480.25 feet along the arc of a 476.00 foot radius curve to the right through a central angle of 57°48'27" (Long Chord Bears North 81°55'43" East 460.14 feet);
(6) South 69°10'03" East 66.46 feet to a point of curvature;
(7) 42.41 feet along the arc of a 27.00 foot radius curve to the right through a central angle of 90°00'00" (Long Chord Bears South 24°10'03" East 38.18 feet) to the westerly right-of-way of said Maple Bluff Road;
thence South 20°49'57" West 9.00 feet to the end of said Maple Bluff Road;
thence South 69°10'03" East 42.00 feet across the end of Maple Bluff Road to the point of beginning.

TOTAL AREA: 843,859 SQ. FT. 19.37 ACRES.
NUMBER OF LOTS CREATED: 1

LICENSED PROFESSIONAL LAND SURVEYOR
7/12/22
No. 5152762
NATHAN B. WEBER
STATE OF UTAH

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 MAPLE HOLLOW 10, 11 AND 13 AT SUNCREST, AMENDING AND CONSOLIDATING LOTS 1301-1306, and do hereby dedicate, grant and convey to Draper City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trail or easements, or of similar designation. In witness whereof, we have hereunto set our hands this _____ day of _____, 20____.

Signature

Company

Date

Title

Print Name

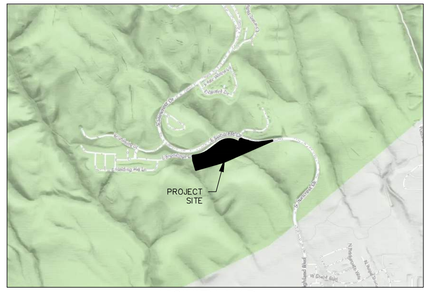
ACKNOWLEDGMENT

STATE OF UTAH)
: S.S.
COUNTY OF UTAH)

ON THE _____ DAY OF _____, A.D. 20_____ PERSONALLY APPEARED BEFORE ME, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE BY: _____.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC SIGNATURE



VICINITY MAP
NO SCALE

MAPLE HOLLOW 10, 11 AND 13 AT SUNCREST, AMENDING AND CONSOLIDATING LOTS 1301-1306

LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
DRAPER CITY, UTAH COUNTY, UTAH

CLERK RECORDER SEAL

UTAH COUNTY RECORDER # _____

STATE OF UTAH, COUNTY OF UTAH RECORDED AND FILED AT THE REQUEST OF:

_____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE $ _____

UTAH COUNTY RECORDER

EXHIBIT K
DEVIATION REQUEST

IKON
DEVELOPMENT

4/5/2022

Draper City Planning Commission
1020 E. Pioneer Rd.
Draper, UT 84020

Re: Trailside Townhomes Multi-Family Dwelling Development Standards Deviations

Dear Planning Commission:

Ikon Development (Ikon) has submitted for site plan approval a 152-unit townhome development at the intersection of Brookings Dr. and Maple Bluff Rd. This development meets or exceeds the multi-family dwelling development standards set forth in the Draper City Code of Ordinances except for two following deviations:

1. Ikon hereby requests a deviation from the standards in section 9-32-030-B3 requiring 50% brick, stone, or synthetic stone
2. Ikon also requests a deviation from the standards in section 9-32-030-D4 calling for sidewalks on both sides of the private streets.

Exterior Material Deviation

The Trailside Townhomes (Trailside) development falls under the purview of Section 9-32-030-B3 of the Multi-Family Dwelling Development Standards, which state that, "Building materials for multiple-family structures shall consist of at least fifty percent (50%) brick, stone, or synthetic stone on all sides of the structure." This section goes on to list two specific instances where the Planning Commission may grant a deviation from these requirements. The latter of these two requirements states the following:

- "If a predominant building material exists in the project vicinity and the use of the material will uphold the existing character and style of the given neighborhood."

To satisfy this deviation, the current design uses a series of high-quality, primary materials – fiber cement siding and stone – as defined in the Chapter 22 Design Standards and Guidelines. While Chapter 22 governs commercial, public, and industrial projects, the definition of high-quality, primary materials is still relevant and applicable.

Ikon understands the purpose of standards is to encourage the use of these high-quality materials and architecture in the construction of multi-family structures. Taken together as a whole, the DOT-Architecture and Ikon teams believe that the proposed materials, will be applied in such a way to create 360° architecture and to form a pleasing, modern mountain aesthetic. The Trailside development builds on the existing mountain-style design aesthetic of the residential developments along and around Suncrest Dr. and Traverse Ridge Rd. The proposed development further refines the aesthetic by replacing minimal front faux stone and stucco remainder widely used in the nearby single-family neighborhood with following upscale materials:

1. The **stone finish** – The Monument stone finish from Eldorado Stone's SierraCut24 collection or a similar stone, brick or stone veneer wraps the entirety of the first floor on each building, anchoring the townhomes with a solid base.
2. The **fiber cement siding** – Hardie plank lap siding and Hardie shingle siding – is the primary façade material on the upper floors, providing an opportunity to add color to each building, which contributes to the 360° architecture, while also helping with wayfinding.

The submitted material board sheet (A200), sample elevations showing the common building types (A201 & A211), and exterior rendering (A901) visually show the elements that are outlined above.

Looking beyond the immediate area, we have surveyed multi-family structures in Draper City that are under construction or have been recently completed. Many buildings may have received deviations or have an overall aesthetic established in a special district that appear not to meet the 50% brick or stone standard. These buildings still present an upscale look that exudes a quality ambiance without arbitrary application of brick or stone materials. Other observed buildings seem to strictly meet the 50% standard but have brick and stone applications that stop midway on an architectural element in an artificial way that does not achieve the desired quality look.

In analyzing the Trailside project look against the current practical application of brick and stone standard in the area and Draper City, it makes sense that Trailside has a stone underpinning on the first floor that architecturally anchors the structure, serves the purpose of protecting the building where soil or snow may have prolonged contact with the building and provides a pleasing appearance where residents have immediate interaction with the exterior materials. The resulting mountain style architecture takes some key elements of the

"Swiss Chalet" form of a stone base and upper floor wood exterior with balconies to create a modern vernacular or interpretation of this time-honored mountain architectural tradition. Ikon does not feel that adding additional stone to the upper portions of the elevations would enhance the architecture but could detract from the desired appearance.

Sidewalk Deviation

This Trailside development also falls under the scope of Section 9-32-030-D4 of the Multi-family Dwelling Development Standards, which state that "Multiple-family projects shall install sidewalks on both sides of all private streets." This section goes on to list specific instances where the Planning Commission may grant a deviation from these requirements as follows:

- "The planning commission may permit a deviation from the requirement for sidewalks on both sides of a private street by eliminating the sidewalk or a portion of the sidewalk on one side of the street upon finding all of the following:
    - The second sidewalk or portion of the sidewalk does not provide pedestrian connectivity to any units or amenities;
    - Ample pedestrian circulation has been provided;
    - The purpose and intent of the development standards set forth in this chapter are met; and
    - The second sidewalk or portion thereof is unnecessary and/or undesirable."

Ikon recognizes the importance of having connectivity throughout the Trailside development for both convenience and safety. This is a guiding principle in the project design in conjunction with the following additional design goals:

1. Ikon seeks to maximize the previously Draper City approved density of 160 units while minimizing the impact on the natural sloped hillsides surrounding the buildable areas of the site.
2. Ikon wishes to create a mountain side natural ambiance complementary to the design guidelines of the Suncrest development standards by eliminating unnecessary or undesirable hardscape or sidewalks.

To achieve these design goals the Ikon design team has incorporated the following design principles into creating the project:

<u>Mountain Ambiance</u>

The Suncrest development resides in a setting blessed with mountain views and a beautiful natural setting that coexists with urban development. To lessen the impact on the natural setting, Suncrest has adopted master planning guidelines that have reduced right-of-way and dictate less hardscape. Although Trailside Townhomes falls under the authority of the Draper City multiple family dwelling standards, we have sought to inculcate this same mountain ambiance into our project by reducing hardscape in our walkways. Thus, sidewalk has been eliminated from one side of the right-of-way while still having ample pedestrian access to each portion of the development. To further create a trail like ambiance we will be posting a speed limit of fifteen miles per hour. Having less hardscape and a lower speed limit will create a neighborhood feeling that encourages resident interaction.

<u>Slope Friendly Design</u>

Significant areas that border the most buildable portion of site are steep uphill and downhill slopes. To lessen impact on these slopes, wider, but less deep fronted loaded units that minimized slope encroachment were designed for selected areas of the site. This is particularly critical for the units located on the narrow western section of site where the slopes are particularly steep, but that has less traffic as only thirty units are placed in that six plus acres of the site. By having front loaded units, most walkways are eliminated in the rear of buildings where slope impact would be the greatest. To enhance circulation beyond the single sidewalk in this narrow western area of the site, an east-west trail was added to provide additional connectivity to the western units and to the amenities of a sun deck and dog park.

In the central and eastern third of the site where most buildable area exists, narrow, but deeper units with rear loaded entries were designed so the allotted density could be largely achieved. Most central or eastern units have both sidewalks at the driveways and rear walks that connect to each entry door. Some units in the middle area that have only rear entries on a pedestrian friendly courtyard as the sidewalks on the front of the units were unnecessary to provide ample pedestrian circulation.

Using these methodologies, we have almost achieved the allotted density with 152 proposed units out of the 160-unit allotment. By using single sidewalks on most streets, great connectivity to the units and the various common amenities of gathering decks, the dog park, pool area and pickleball courts has been preserved without sacrificing the desired mountain side ambiance and neighborhood friendly feeling.

Thank you,

James Wheatley
Owner