



Development Review Committee

1020 East Pioneer Road
Draper, Utah 84020

STAFF REPORT

September 6, 2022

To: Jennifer Jastremsky, Zoning Administrator

Approved Date

From: Maryann Pickering, AICP, Planner III
(801) 576-6391 or maryann.pickering@draperutah.gov

Re: Rockwell Point Apartments — Site Plan Request

Application No.: SPR-133-2021
Applicant: McKenna Christensen of Garn Development
Project Location: 356 W. Marion Vista Drive
Current Zoning: MARF (Major Freeway Arterial Frontage Road)
Acreage: 3.9 acres (approximately 169,884 square feet)
Request: Construct a new multi-family residential building on the currently vacant site.

SUMMARY AND BACKGROUND

This application is a request for approval of a site plan on approximately 3.9 acres located on the east side of Minuteman Drive, at approximately 356 W. Marion Vista Drive (Exhibits B and C). The property is currently zoned MARF. The applicant is requesting that a site plan be approved to allow for the development of a 508 unit multi-family residential complex. The site was rezoned to the MARF zone in 2019 and subdivided in 2020. There has not been any development on this site in the past.



ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Commercial Special District (CSD)	Exhibit D
Current Zoning	MARF (Major Freeway Arterial Frontage Road)	Exhibit E
Proposed Use	Multi Family Dwelling	
Adjacent Zoning		
East	CR (Regional Commercial)	
West	Interstate 15	
North	MARF	
South	CC (Community Commercial)	

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



Commercial Special District

LAND USE DESCRIPTION	
CHARACTERISTICS	<ul style="list-style-type: none"> • Include a wide range of commercial uses that are destination oriented and draw from a regional customer base • Compatible, master planned mix of day and evening uses consisting of office, light manufacturing, retail, residential, recreation and open space components • Limited traffic access points • Development is intended to consist of well designed, architecturally integrated structures which are appropriately landscaped and buffered from surrounding land uses • Uniform design standards and aesthetics • Access to individual properties should be provided only from frontage roads or major arterials • Common off-street traffic circulation and parking areas
LAND USE MIX	<ul style="list-style-type: none"> • Large-scale master-planned commercial centers • Big box centers • Corporate headquarters • Multi-story upscale office buildings • Multi-story upscale residential buildings
COMPATIBLE ZONING	<ul style="list-style-type: none"> • Adopted Commercial Special District zone • Adopted Major Freeway Arterial Frontage Road zone
LOCATION	<ul style="list-style-type: none"> • Strategically placed along high-traffic corridors with convenient points of traffic access to and from residential areas • Excellent transportation access to major highways • High visibility from the I-15 corridor • Proximity to both Salt Lake and Utah Counties • Provide adequate buffers in the form of setbacks, open space, low impact industrial uses, barriers, etc. adjacent to existing residential areas • Major streets serving these areas should accommodate truck traffic

The property has been assigned the MARF zoning classification (Exhibit D). Draper City Municipal Code (DCMC) Section 9-8-020(C)(11) states: *“The Major Freeway Arterial Frontage zone is located at approximately 14875 South Minuteman Drive bordered by Minuteman Drive and Marion Vista. Railroad lines abut the property on the south. The size, unusual shape and unique location of the property allows for a master planned project with a potential for office, commercial, multiple-family dwellings, and other uses. The property has immediate proximity to major transportation corridors such as Interstate-15 Frontage Road (Minuteman Drive) and almost direct access to I-15 at the 14600 South interchange. The property has a distinct topography and exposure to freeway traffic and is located away from single-family residential neighborhoods.”*



Site Plan Layout. The site is located on the east side of Minuteman Drive, north of its intersection with Marion Vista Drive (Exhibit F). Access to the site will be from both streets, with a majority of the access coming from the Marion Vista Drive or south side of the site. The applicant has proposed a total of 508 apartment units on the site contained within one building. Landscaping and walkways will surround and access the building from the two streets. Various amenities for the residents have been provided all throughout the building a few along the edge of the site. Due to the minimal setbacks required for this zone, the building is in close proximity to all property lines with all parking located within a parking structure built as part of the building.

Table 2 Site Plan Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Lot/Parcel Size	Max 60% of zone	60%	
Street Frontage	N/A	-	
Setbacks			
Front	10	10	
Rear	10	10	
Side	10	10	
Side	10	10	

Landscaping and Lot Coverage. The applicant has provided a landscape plan which complies with the standards of the MARF zone. The landscape plan shows landscaping on all four sides of the building. The landscape plan (Exhibit G) has taken into account the large right-of-way for Minuteman Drive that is currently under the jurisdiction of the Utah Department of Transportation (UDOT). This area is not proposed to be landscaped at this time and the plan submitted to the City does meet the minimums for the zone.

Table 3 Landscaping Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Lot Coverage	N/A	-	
Overall Landscaping Coverage	10%	22%	
Parking Lot Landscaping	N/A for residential	-	
Perimeter Landscaping	10 feet	10 feet	
Buffer Landscaping	N/A	-	
Water Wise Landscaping	N/A	-	
Tree Strip	5 feet along Minuteman Drive	5 feet	

Amenities	6 amenities plus one inside area (min 1,000 square feet) and one outside area (min 1,000 square feet)	15 amenities and one inside of 1,129 square feet and one outside of 17,907 square feet	Amenities are provided via interior courtyards.
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Parking. All of the parking will be covered and located within the first three floors of the development. All of the residential living units and amenities will be on top of the structured parking.

Table 4 Parking Lot Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Parking Required (Min/Max)	1.5 to 2 parking spaces per unit plus 1 guest stall per five units	762 unit spaces and 102 for guests for a total of 864	Parking is within required range
Pedestrian Connections	N/A	-	

Architecture. The proposed apartment building (Exhibit H) has five stories of residential units on top of three stories of parking garage.

Table 5 Architectural Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Building Height	100 feet	100 feet	
Materials	50% brick, stone or synthetic stone on all sides of main level	All sides of all levels have a primary or secondary material	
Percentage of Materials			
Front	N/A	-	
Rear	N/A	-	
Side	N/A	-	
Side	N/A	-	

The exterior of the building has a variety of materials, all of which are permitted in the MARF zoning district. Primary materials include: brick veneer, fiber cement siding, decorative metal plates and architectural wall panels. Secondary materials include exterior insulation finish system (EIFS), metal wall panels and aluminum panels. There is no requirement for a minimum amount of primary materials in the MARF zone, but the entire building does consist of primary and secondary materials. The exterior materials and design of the building meets the code requirements.

Lighting. The lighting plan (Exhibit I) calls for the installation of primarily wall mounted lighting fixtures on the building. There are some light poles proposed where the entrances from both Minuteman and Marion Vista Drives are located for safe vehicular and pedestrian movements. Within the three courtyards of project, various bollards, planters, step lights and down lights are proposed. The applicant has provided tables with illumination standards for all areas of the project and all standards proposed comply with the lighting standards found in Table 9-20-1 of the DCMC.

Table 6 Lighting Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Light Pole Height	Max 30 feet	17.6 feet	
Foot Candles			
Maximum Illumination	4.0	4.0	

Fencing. The only fencing proposed with this application is for the north interior lot line, which is adjacent to anticipated commercial development. The proposed fence of precast concrete meets all standards of the DCMC.

Table 7 Fencing Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Fencing Required	No Fence Required	-	
Height			
Interior Side	6 feet	6 feet	
Material	Precast concrete	Precast concrete	

Criteria for Approval. The criteria for review and potential approval of a site plan request is found in Sections 9-5-060(E) and (H) of the Draper City Municipal Code. 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.*
- H. *Amendments: Except as may be provided for in this section, no element of an approved site plan shall be changed or modified without first obtaining approval of an amended site plan as follows:*
1. *Alteration or expansion of an approved site plan may be permitted by the Zoning Administrator upon making the following findings:*
 - a. *The proposed use is consistent with uses permitted on the site;*
 - b. *Existing uses were permitted when the site plan was approved, or have received a conditional use permit;*
 - c. *The proposed use and site will conform to applicable requirements of this Code;*
 - d. *The proposed expansion meets the approval standards of subsection E of this section;*
 - e. *The site can accommodate any change in the number of people on the site or any change in impact on surrounding infrastructure; and*
 2. *If the Zoning Administrator cannot make the findings required in this subsection H, the amended site plan may only be approved by the Planning Commission. The Planning Commission may only approve an amended site plan after a public hearing that complies with all requirements of this code, including section 9-5-045.*
 3. *If the Zoning Administrator can make all findings required in this subsection H the Zoning Administrator may approve the proposed amendment without a public hearing and without notice.*
 4. *Properties that do not conform to the standards found within this code may be required to come into compliance, subject to the standards in 9-6-040, 9-6-050, 9-6-060, and 9-6-070 of this title.*

In addition, procedures and applicability of other code provisions, including site plan approval, is noted in the MARF zone section. That section is 9-11-105(G)(2) and is as follows:

2. *Approval of this Major Freeway Arterial Frontage zone and accompanying exhibits shall constitute conceptual site plan approval in accordance with the city code for those potential uses that have conceptual site plans approved with this article. Engineering requirements shall still be subject to review at final site plan.*
 - a. *Site plan approval for any future development of office, hotel or residential uses and building shall be approved administratively by the Zoning*

Administrator upon finding substantial compliance with the terms of this Major Freeway Arterial Frontage zone.

- (1) The first site plan submitted to Draper City for the MARF zone shall show the delineation of the maximum multi-family dwelling uses acreage and shared parking, as outlined in Section 9-11-105(B)(5)(a) above, in order to clarify the location and amount of multi-family dwelling uses permitted on the site described in Exhibit A.*
 - (2) Any subdivision submitted for the site described in Exhibit A shall reflect the delineation of uses as outlined in subsection A above.*
 - (3) If the applicant disagrees with the Zoning Administrator's decision the applicant has the right to have their site plan reviewed by the Planning Commission.*
- b. The Planning Commission shall be the land use authority for approving site plans for any uses in the Major Freeway Arterial Frontage zone other than office, hotel or multi-family dwelling residential uses and buildings. Except provided otherwise herein, all other permits shall be processed in accordance with the Draper City requirements, ordinances and procedures. The images and renderings in this article are conceptual and may be changed.*
- 3. If any development provisions are not addressed in this chapter than the applicable provisions of the zoning ordinance shall govern the development.*
 - 4. The project shall comply with the applicable Utah Department of Transportation (UDOT) standards for roads and the developer will pay their fair share of all improvements required by a road study.*

REVIEWS

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

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

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions has completed their review of the Site Plan submission. Comments from the Division, if any, can be found in Exhibit A.

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

Legal Review. The Draper City Attorney has completed their review of the Site Plan submission. Comments from the 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 Zoning Administrator review the request and approve the application based on the findings listed below and the criteria for approval, as listed within the staff report.

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

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
3. Sidewalk on Marion Vista may require an easement to ensure cross-slope does not exceed ADA requirements at drive approach.
4. Provide approval from the Utah Department of Transportation (UDOT) for access onto Minuteman.
5. 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.
6. Site plan approval does not permit construction on any adjacent property. Any construction across the property boundary will require written approval from the property owner.
7. Improvements within the public right-of-way are required to meet Draper City standards and details.
8. Retaining walls are to comply with DCMC 9-27-085. Retaining walls are not reviewed or approved with this review and approval process. No retaining walls permitted in the public right-of-way.
9. Address runoff water quality with building permit submittal. Examples of BMP include snout, oil/water separator, or bioswale.
10. The developer is to provide a drainage report including detention, orifice, and pipe sizing calculations per DCMC 9-5-090(D)(1)(d)(2)(G). The drainage report is to meet the requirement of the City of Draper Drainage Design Criteria. Consider implementing LID (low-impact development) BMP's in the overall drainage design.
11. Existing improvements are required to be replaced when modifying public improvements. At intersection of Marion Vista and Minuteman, ADA ramps exist at

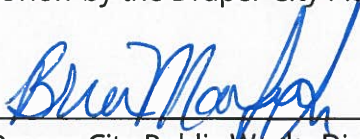
- intersection. With curb and gutter replacement and Minuteman widening, verify replacement of all existing public improvements.
12. Update sheet C106 to be public improvements design for extension of lane south of Marion Vista. Striping can be an element of the plan – see note below. Add design to street improvements, i.e. elevation, slope, etc., on Minuteman improvements.
 13. Provide seven-foot shoulder on west side of street to match existing pavement.
 14. Verify sight distance at Marion Vista access (specifically, but generally at each access point). At each access and intersection, clear view shall be maintained.
 15. Mark striping plan included on C106 “NOT FOR CONSTRUCTION.” Final plan will be reviewed and approved by Draper City Engineering once the project is nearing completion to ensure correct striping design is provided to contractor. Draper City Inspector will provide the stamped, approved plan at the appropriate time.
 16. Provide size of main meter (sized for peak flows) and bypass meter (typically 2” but can be increased based on site requirements).
 17. Master meter required to be located in public right-of-way. Relocate meter vault.

This recommendation is based on the following findings:

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.
6. The proposed development substantially complies with the terms of the Major Freeway Arterial Frontage zone.

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 Division



Draper City Building Division



Draper City Fire Department

 Digitally signed by Jennifer Jastremsky
DN: C=US,
E=jennifer.jastremsky@draperutah.gov,
O=Planning Division, OU=Draper City,
CN=Jennifer Jastremsky
Date: 2022.09.07 15:38:28-06'00'

Jennifer Jastremsky
Draper City Planning Division



Draper City Legal Counsel

EXHIBIT A DEPARTMENT REVIEWS

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

Planning Division Review.

No additional comments received.

Building Division Review.

No additional comments received.

Engineering and Public Works Divisions Review.

1. Sidewalk on Marion Vista may require an easement to ensure cross-slope does not exceed ADA requirements at drive approach. *Easement into site to ensure Marion Vista sidewalk slope is required based on drawings and notes. Provide written easement description, metes and bounds, so an easement can be recorded after site plan approval. This will be a condition of approval and is required prior to issuance of a Land Disturbance Permit.*
2. Provide approval from UDOT for access onto Minuteman. *Permission not received from UDOT with fourth submittal.*
3. Stormwater Maintenance Plan and Agreement are now required for every private storm drainage system, per DCMC 16-2-170. Submission of the maintenance plan is now required prior to site approval. The maintenance agreement is a condition of approval; it is required to be recorded and returned to the city prior to issuance of the Land Disturbance Permit for construction of the site. *Maintenance plan received. Original agreement will be required after site plan approval. No additional action required with prior to site plan approval.*
4. Site plan approval does not permit construction on any adjacent property. Any construction across the property boundary will require written approval from the property owner. *Informational comment. No response required.*
5. Improvements within the public right-of-way are required to meet Draper City standards and details.
6. Retaining walls are to comply with DCMC 9-27-085. Retaining walls are not reviewed or approved with this review and approval process. No retaining walls permitted in the public right-of-way. *Informational comment – no action required prior to Site Plan approval.*
7. Once site plan has been approved, a Land Disturbance Permit is required prior to construction activities onsite. Permit is obtained through the Engineering Division and is required prior to Building Permit issuance. *Informational comment – no action required prior to Site Plan approval.*

8. Any work in the public right-of-way will require an Encroachment Permit obtained through the Engineering Division. *Informational comment – no action required prior to Site Plan approval.*
9. Address runoff water quality. Examples of BMP include snout, oil/water separator, or bioswale. *Snouts added to each inlet.*
10. The developer is to provide a drainage report including detention, orifice, and pipe sizing calculations per DCMC 9-5-090(D)(1)(d)(2)(G). The drainage report is to meet the requirement of the City of Draper Drainage Design Criteria available [online](#). Consider implementing LID (low-impact development) BMP's in the overall drainage design. *Add pipeline size calculations, including capacity to drainage report received with fourth submittal.*
11. Existing improvements are required to be replaced when modifying public improvements. At intersection of Marion Vista and Minuteman, ADA ramps exist at intersection. With curb and gutter replacement and Minuteman widening, verify replacement of all existing public improvements.
12. Update sheet C106 to be public improvements design for extension of lane south of Marion Vista. Striping can be an element of the plan – see note below. Add design to street improvements, i.e. elevation, slope, etc., on Minuteman improvements.
13. Provide seven-foot shoulder on west side of street to match existing pavement. *C106 shows five foot shoulder. Seven foot shoulder, outside travel lane, is required.*
14. Verify sight distance at Marion Vista access (specifically, but generally at each access point). At each access and intersection, clear view shall be maintained.
15. Mark striping plan included on C106 “NOT FOR CONSTRUCTION.” Final plan will be reviewed and approved by Draper City Engineering once the project is nearing completion to ensure correct striping design is provided to contractor. Draper City Inspector will provide the stamped, approved plan at the appropriate time. *Striping plan can be shown on and include notes on C106.*
16. Provide size of main meter (sized for peak flows) and bypass meter (typically 2” but can be increased based on site requirements). *Comment not addressed in fourth submittal.*
17. Master meter required to be located in public ROW. Relocate meter vault.

Fire Division Review.

No additional comments received.

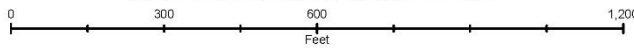
Legal Review.

No additional comments provided.

**EXHIBIT B
VICINITY MAP**



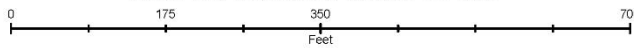
**Rockwell Point Apartments
356 W. Marion Vista Drive**



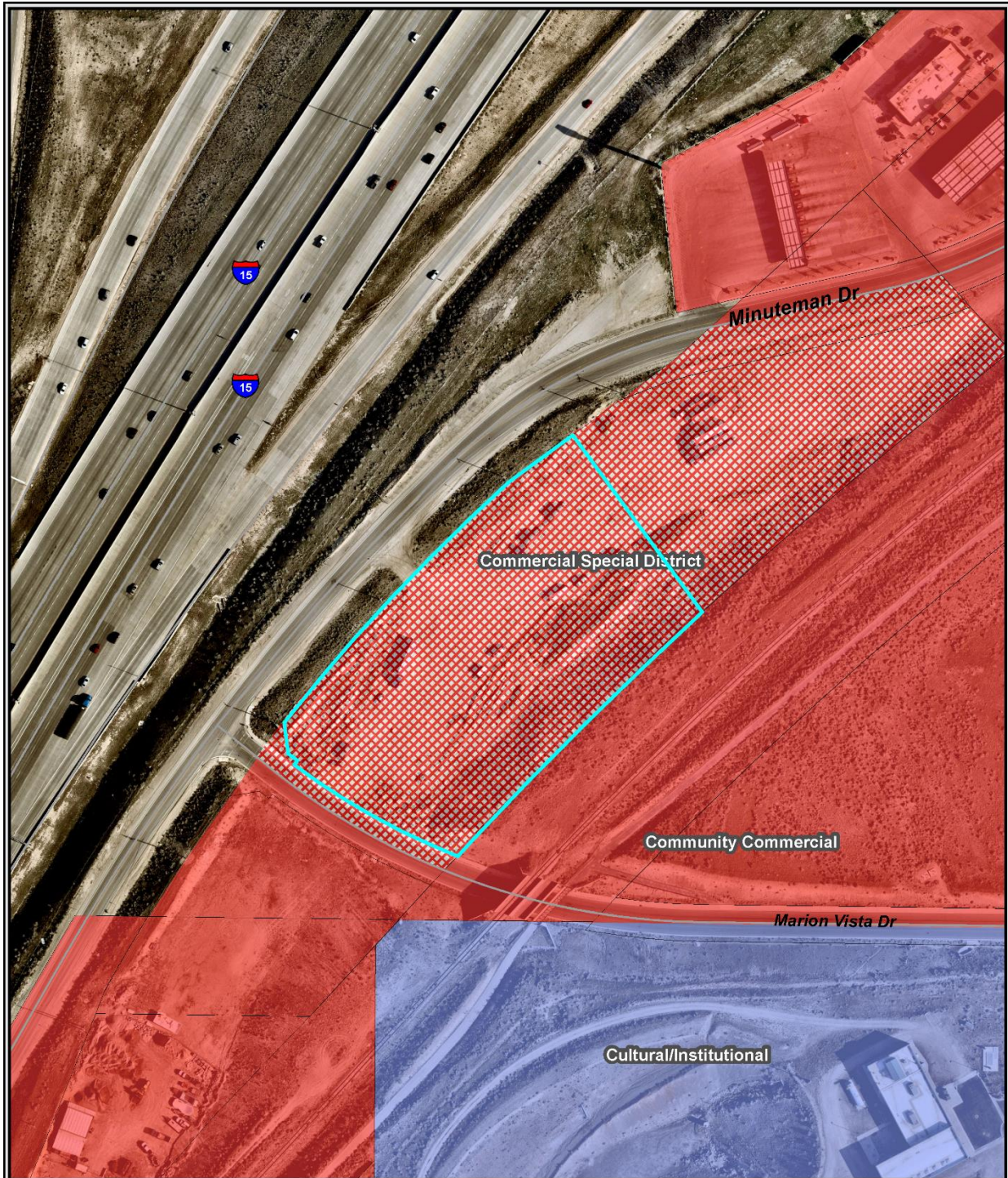
**EXHIBIT C
AERIAL MAP**



**Rockwell Point Apartments
356 W. Marion Vista Drive**



**EXHIBIT D
LAND USE MAP**



**Rockwell Point Apartments
356 W. Marion Vista Drive**

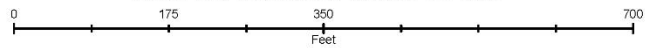
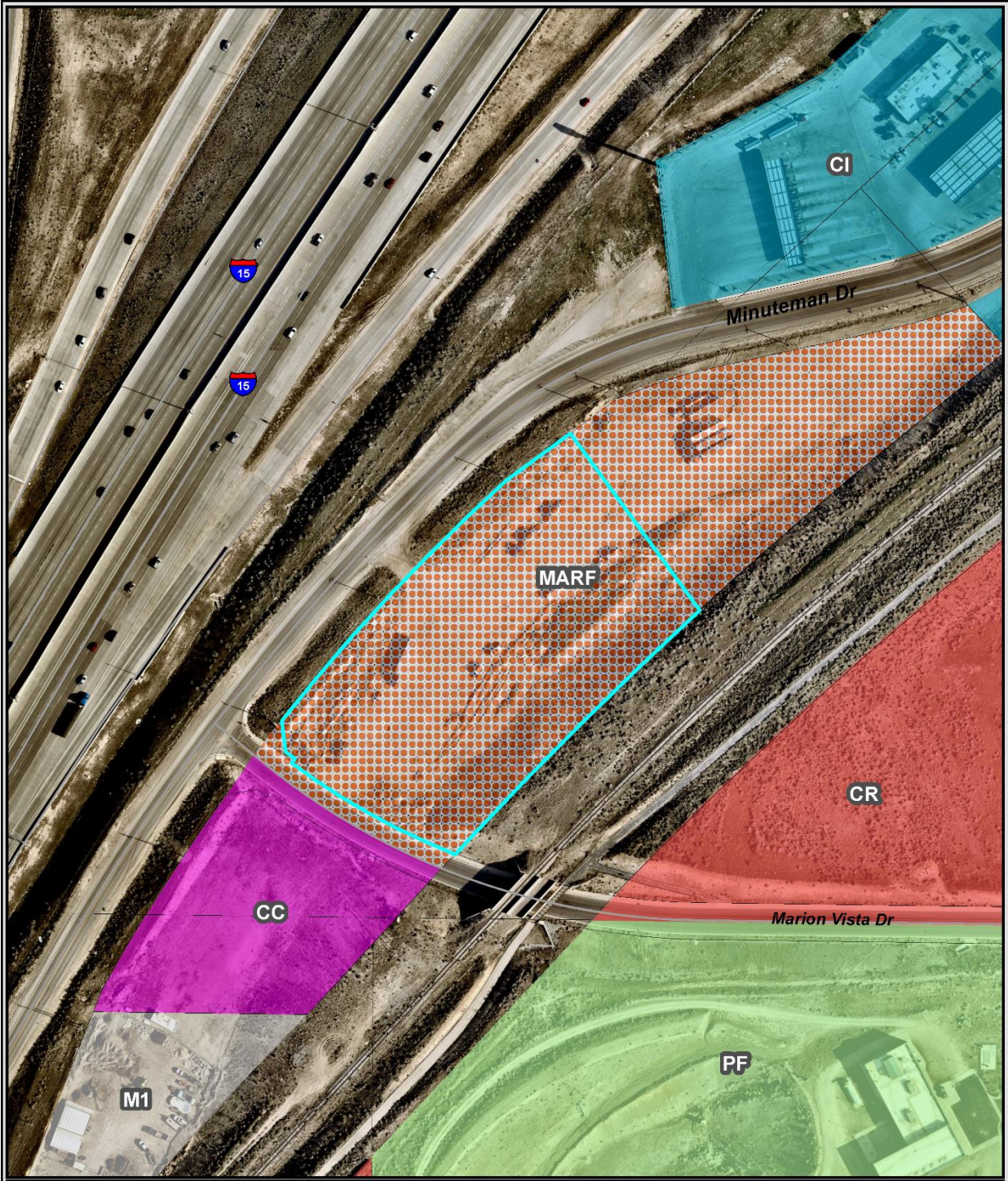
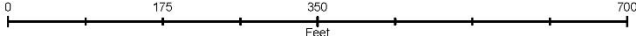


EXHIBIT E
ZONING MAP



Rockwell Point Apartments
356 W. Marion Vista Drive

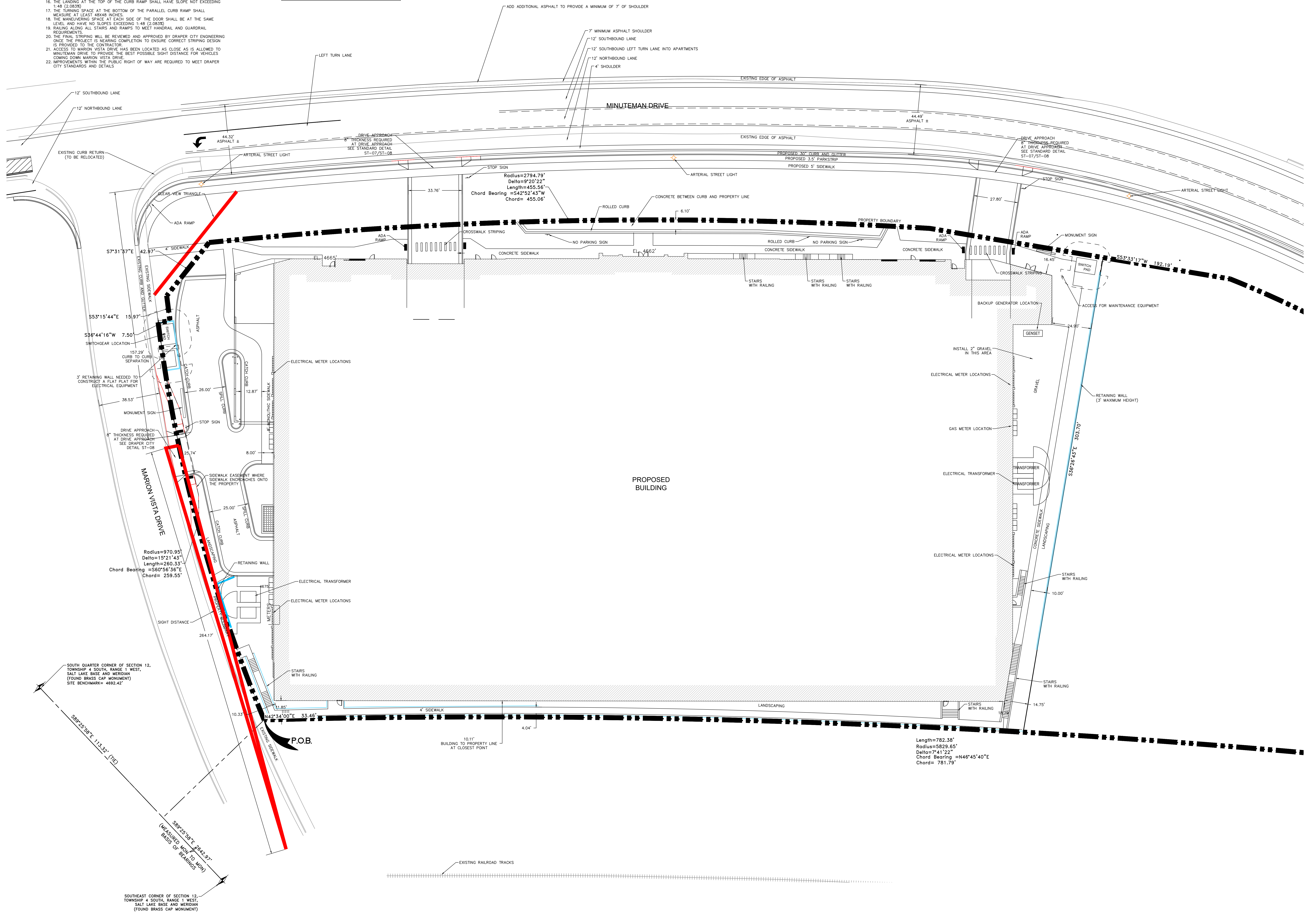
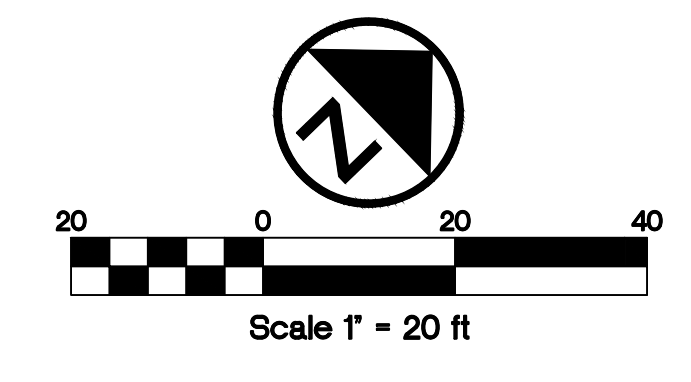


**EXHIBIT F
SITE PLAN**

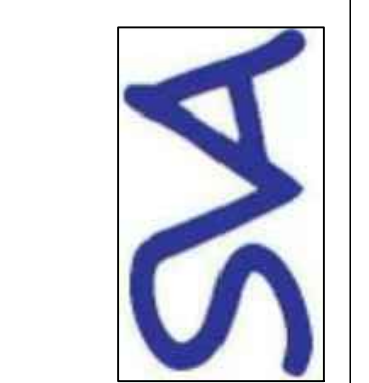
- SITE PLAN NOTES:**
1. WHEEL STOPS REQUIRED FOR PARKING STALLS ADJACENT TO SIDEWALKS TO PREVENT VEHICLES FROM ENCRoACHING INTO THE WALKWAY.
 2. SURFACE SLOPES OF ADA PARKING SPACES SHALL NOT EXCEED 1:48 (2.083%).
 3. WALKWAYS SHALL MEASURE AT LEAST 36 INCHES IN WIDTH.
 4. WALKWAYS SHALL HAVE A CROSS SLOPE NOT EXCEEDING 1:48 (2.083%).
 5. WALKWAYS SHALL HAVE A RUNNING SLOPE NOT EXCEEDING 1:20 (5%).
 6. OBJECTS ALONG THE CIRCULATION PATH THAT PROVIDE MORE THAN 4 INCHES FROM THE WALL TO WHICH THEY'RE MOUNTED SHALL BE POSITIONED AT LEAST 80 INCHES ABOVE THE WALKING SURFACE OR NOT HIGHER THAN 27 INCHES ABOVE THE WALKING SURFACE.
 7. ABRUPT CHANGES IN LEVEL UP TO A MAXIMUM OF 1/2 INCH SHALL BE BEVELED TO A SLOPE NOT EXCEEDING 1:2.
 8. SEE APWA PLANS 235 AND 236 FOR CURB RAMP DETAILS.
 9. THE CURB RAMP SHALL NOT EXTEND INTO VEHICULAR AREAS.
 10. THE WIDTH OF THE RAMP SHALL MEASURE AT LEAST 36 INCHES.
 11. THE RUNNING SLOPE OF THE CURB RAMP SHALL NOT EXCEED 1:12.
 12. THE CROSS SLOPE OF THE CURB RAMP SHALL NOT EXCEED 1:48.
 13. THE SIDE FLARES WHERE PROVIDED SHALL HAVE SLOPES NOT EXCEEDING 1:10.
 14. COUNTER SLOPES AT GUTTERS AND ROAD SURFACES SHALL NOT EXCEED 1:20.
 15. THE LANDING AT THE TOP OF THE CURB RAMP SHALL BE AT LEAST AS WIDE AS THE RAMP AND MEASURE AT LEAST 48 INCHES IN THE DIRECTION OF UPWARD TRAVEL.
 16. THE LANDING AT THE TOP OF THE CURB RAMP SHALL HAVE SLOPE NOT EXCEEDING 1:48 (2.083%).
 17. THE TURNING SPACE AT THE BOTTOM OF THE PARALLEL CURB RAMP SHALL MEASURE AT LEAST 48 INCHES.
 18. THE MANEUVERING SPACE AT EACH SIDE OF THE DOOR SHALL BE AT THE SAME LEVEL AND HAVE NO SLOPES EXCEEDING 1:48 (2.083%).
 19. RAILING ALONG ALL STAIRS AND RAMP TO MEET HANDRAIL AND GUARDRAIL REQUIREMENTS.
 20. THE FINAL STRIPING WILL BE REVIEWED AND APPROVED BY DRAPER CITY ENGINEERING ONCE THE PROJECT IS NEARING COMPLETION TO ENSURE CORRECT STRIPING DESIGN IS PROVIDED TO THE CONTRACTOR.
 21. ACCESS TO MARION VISTA DRIVE HAS BEEN LOCATED AS CLOSE AS IS ALLOWED TO MINUTEMAN DRIVE TO PROVIDE THE BEST POSSIBLE SIGHT DISTANCE FOR VEHICLES COMING DOWN MARION VISTA DRIVE.
 22. IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY ARE REQUIRED TO MEET DRAPER CITY STANDARDS AND DETAILS.

SITE TABULATIONS:

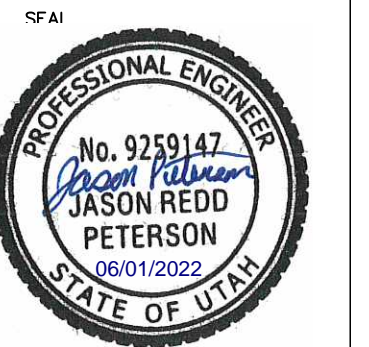
IMPERVIOUS AREAS:	130,305 SF (67.9%)
BUILDING FOOTPRINT:	40,275 SF
ROADWAY/SIDEWALKS:	170,670 SF
TOTAL AREA (IMPERVIOUS):	37,000 SF
LANDSCAPE AREA:	170,670 SF
TOTAL AREA IN SITE:	168,952 SF (3.90 AC)
TOTAL FLOOR AREA:	847,000 SF



FFKR ARCHITECTS
 750 Pacific Avenue - Salt Lake City, Utah 84104
 O 801.421.6188 • FFKR.COM



SOLE AT ROCKWELL POINT
 14937 SOUTH MINUTEMAN DRIVE
 DRAPER, UT. 84020
 PERMIT SET - 06/02/2022



PROJECT #	21081
DATE	
STATUS	

SITE PLAN

EXHIBIT G
LANDSCAPE PLAN

REFERENCE NOTES SCHEDULE

SYMBOL	PLANTING DESCRIPTION	QTY	DETAIL
PL-02	1/4" THICK STEEL EDGING BETWEEN ALL PLANTING AND TURF AREAS (TYP.)		
PL-03	ROCK MULCH PLANTING AREA (TYP.)		
PL-04	SYNTHETIC TURF AREA		

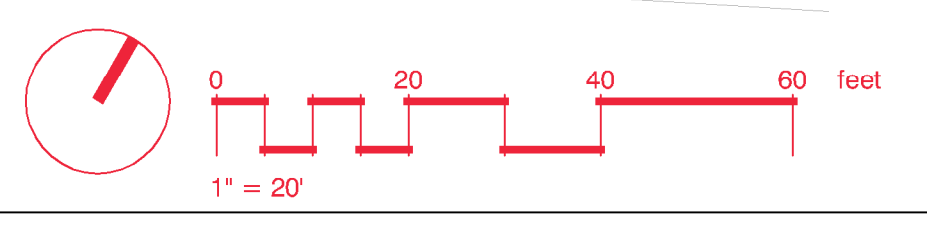
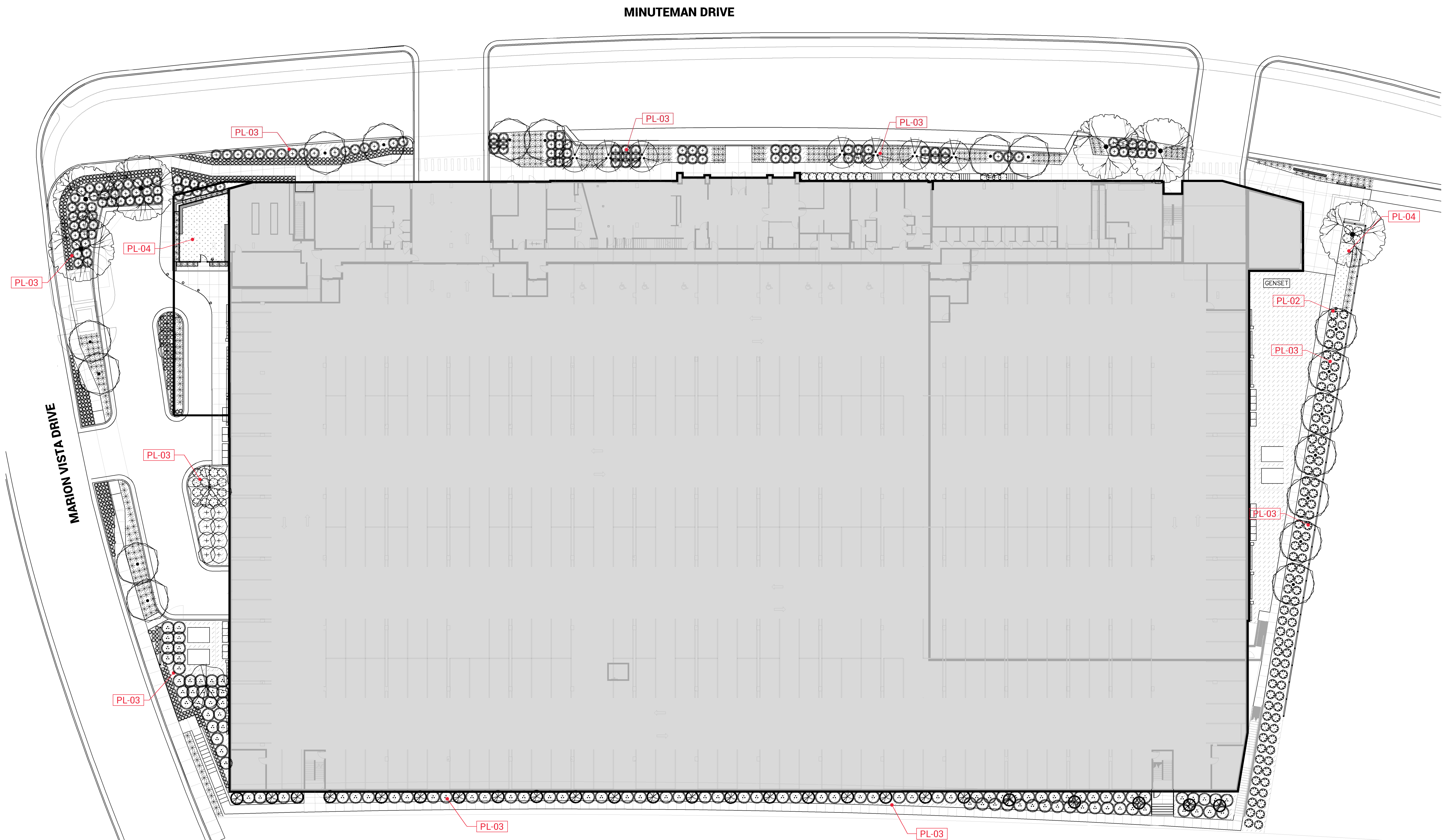
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	CONT.	QTY
	ACER FREEMANII 'AUTUMN BLAZE' / AUTUMN BLAZE MAPLE	2" CAL.	B&B	2
	ACER GINNALA / AMUR MAPLE	2" CAL.	B&B	7
	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' / SUNBURST COMMON HONEYLOCUST	2" CAL.	B&B	6
	PICEA GLAUCA 'PENDULA MORTON'S TOWER' / MORTON'S TOWER WEeping WHITE SPRUCE	6" MIN.	B&B	25
	ZELKOVA SERRATA MUSHASHINO / MUSHASHINO ZELKOVA -KEEP TRIMMED REGULARLY	2" CAL.	B&B	17
SHRUBS	BOTANICAL / COMMON NAME	SIZE	HZONE	QTY
	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH	5 GAL.		41
	MISCANTHUS SINENSIS 'GRACILLIMUS' / GRACILLIMUS MAIDEN GRASS	1 GAL.		132
	RHAMNUS FRANGULA 'COLUMNARIS' / ALDER BUCKTHORN	5 GAL.		98
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC -TRIM TO FORM DENSE GROUND COVER	5 GAL.		104

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	SIZE	HZONE	QTY	
	RHUS TYPHINA / STAGHORN SUMAC	15 GAL.		11	
	CALAMAGROSTIS X ACUTIFLORA 'KARL FORESTER' / KARL FORESTER GRASS	1 GAL.		340	
PERENNIALS	BOTANICAL / COMMON NAME	SIZE	HZONE	QTY	
	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL.		537	
MULCH	BOTANICAL / COMMON NAME	CONT.	HZONE	SPACING	QTY
	REPLENISH ORGANIC MULCH	SOIL			111 SF
ROCK MULCH	BOTANICAL / COMMON NAME	CONT.	HZONE	SPACING	QTY
	1" WASATCH GRAY LANDSCAPE ROCK	FLAT			17,524
SYNTHETIC TURF	BOTANICAL / COMMON NAME	CONT.	HZONE	SPACING	QTY
	SYNTHETIC TURF LEISURE TURF 50 - 100SW - PILE HEIGHT: 1.625 - COLOR: (310) FIELD GREEN/LIME - PER SOUTHWEST GREENS OR APPROVED EQUAL	N/A			772 SF

REFERENCE NOTES

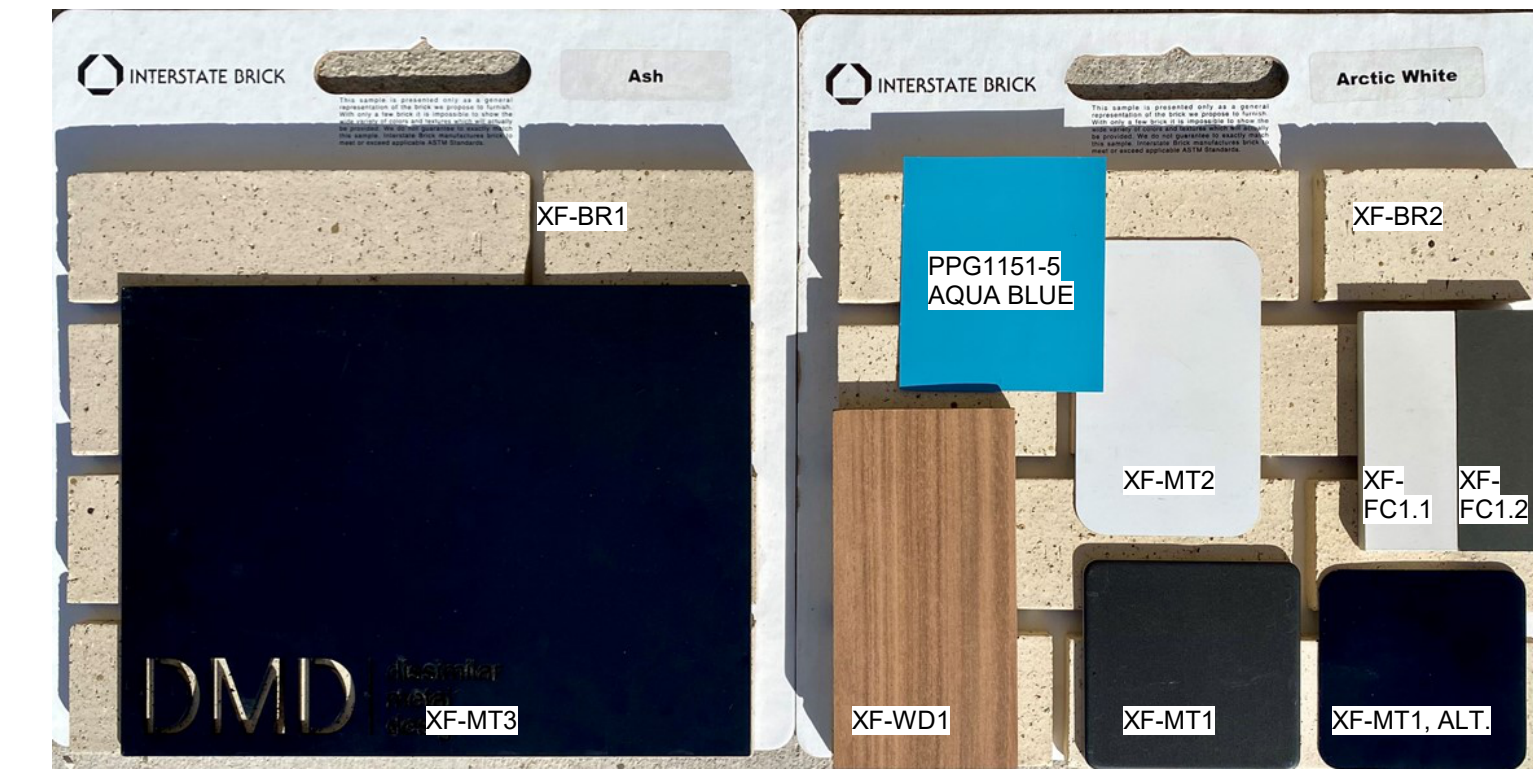
SIZE	HZONE	QTY
15 GAL.		11
1 GAL.		340
1 GAL.		537
SOIL		111 SF
FLAT		17,524
N/A		772 SF



**EXHIBIT H
ELEVATIONS**

EXTERIOR WALL FINISH ASSEMBLIES & EXTERIOR COMPONENTS SCHEDULE SEE GENERAL NOTE G.

MARK	MATERIAL SPEC LABEL	MANUFACTURER	PRODUCT	COLOR / FINISH	MISC.	PRIMARY/SECONDARY MATERIAL
FGD	FIBERGLASS DOOR	THERMATRU			FRAMES TO BE BLACK	N/A
ST-1	ALUMINUM STOREFRONT	KAWNEER	451UT	BLACK ANODIZED		N/A
ST-2	ALUMINUM STOREFRONT	KAWNEER	451UT	CHAMPAGNE ANODIZED		N/A
W-1	VINYL WINDOWS	ENVISION		BLACK		N/A
XF-BR-C	BRICK VENEER-THIN	INTERSTATE BRICK	THIN BRICK	ARCTIC WHITE	THIN BRICK ON CONCRETE WALL	PRIMARY
XF-BR-F	BRICK VENEER-THIN	INTERSTATE BRICK	THIN BRICK	ARCTIC WHITE	THIN BRICK ON FURRED WALL	PRIMARY
XF-BR-I	BRICK VENEER-THIN ON INSULATION	INTERSTATE BRICK & STO	THIN BRICK & EIFS	ARCTIC WHITE	THIN BRICK WITH OUTBOARD INSULATION	PRIMARY
XF-BR-2	BRICK VENEER-THIN ON INSULATION	INTERSTATE BRICK & STO	THIN BRICK & EIFS	ASH	THIN BRICK WITH OUTBOARD INSULATION	PRIMARY
XF-EIFS1	EXTERIOR INSULATION FINISH SYSTEM	DRYVIT		TO MATCH MTL-1 / SAND-BLASTED FINISH		SECONDARY
XF-EIFS2	EXTERIOR INSULATION FINISH SYSTEM	DRYVIT		TO MATCH MTL-2 / SAND-BLASTED FINISH		SECONDARY
XF-EIFS3	EXTERIOR INSULATION FINISH SYSTEM	DRYVIT		PPG1151-5, AQUA BLUE / SAND-BLASTED FINISH		SECONDARY
XF-EIFS4	EXTERIOR INSULATION FINISH SYSTEM	DRYVIT		LIGHT GRAY / SAND-BLASTED FINISH		SECONDARY
XF-FC1.1	FIBER CEMENT SIDING	ALLURA	SMOOTH VERTICAL PANEL	SMOOTH FINISH, PAINT TO MATCH MT1		PRIMARY
XF-FC1.2	FIBER CEMENT SIDING	ALLURA	SMOOTH VERTICAL PANEL	SMOOTH FINISH, PAINT TO MATCH MT2		PRIMARY
XF-FC1.3	FIBER CEMENT SIDING	ALLURA	SMOOTH VERTICAL PANEL	PPG1151-5, AQUA BLUE, SATIN & SMOOTH FINISH		PRIMARY
XF-FC2	FIBER CEMENT SIDING	ALLURA	LAP SIDING	PPG1151-5, AQUA BLUE, SATIN & SMOOTH FINISH	8" WIDE PLANKS	PRIMARY
XF-MT1	ALUMINUM-FACED COMPOSITE WALL PANEL	QUICK PANEL SYSTEMS	QUICK PANEL	COLOR MATCH - ALPOLIC CZZ ANTHRA ZINC STOCK	ALT. FINISH: CLASSIC BLACK BY LARSON	PRIMARY
XF-MT2	FORMED METAL WALL PANEL	CENTRIA	IW-14A & IW-20A	BONE WHITE	CONCEALED FASTENERS	SECONDARY
XF-MT3	DECORATIVE METAL - STEEL PLATE	DMD METALS	1/8" STEEL PLATE	OXIDIZED BLACK	ADHERED & CONCEALED FASTENERS	PRIMARY
XF-MT4	ALUMINUM BRAKE METAL	KAWNEER		CHAMPAGNE - ANODIZED		SECONDARY
XF-MT5	ALUMINUM SIDING	FAST PLANK	FAST PLANK	PREFINISHED TO COLOR MATCH PPG 1151-5 AQUA BLUE		SECONDARY
XF-WD1	PHENOLIC WALL PANEL	STONEWOOD ARCHITECTURAL PANELS	CONCEALED FASTENER	METROPOLITAN WALNUT	8MM	PRIMARY



EXTERIOR MATERIALS SAMPLE BOARD

REFERENCE NOTES

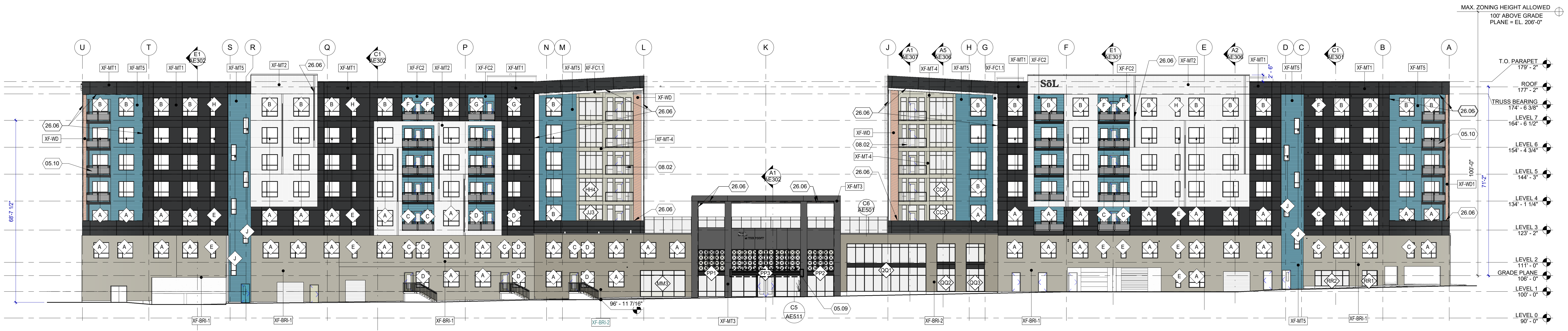
- 05.09 DECORATIVE ALUMINUM SCREEN. SEE SHEET AE510.
- 05.10 DECORATIVE METAL RAILING. SEE SHEET AE506.
- 08.02 ALUMINUM/GLASS GUARDRAIL
- 26.06 LINEAR LED LIGHT FIXTURES, SEE ELECTRICAL

GENERAL NOTES

- A. ALL PARAPET WALLS SHALL HAVE PERFINISHED METAL PARAPET CAP.
- B. ALL VENT COVERS ARE TO BE PAINTED TO MATCH THE IMMEDIATE ADJACENT SIDING THEY ARE ON.
- C. ALL EXTERIOR SIGNAGE IS BY OTHERS AND WILL BE DETAILED IN SHOP DRAWINGS AND REVIEWED BY ARCHITECT. A SEPARATE SIGNAGE PERMIT IS REQUIRED.
- D. ALL EXTERIOR EXHAUST VENTS ARE TO BE PAINTED TO THE FINISH MATERIAL THEY ARE ON TOP OF.
- E. ALL VINYL WINDOWS ARE TO BE BLACK ON THE OUTSIDE AND WHITE ON THE INSIDE.
- F. SEE (A3/AE501) FOR TRIMS FOR THE FOR THE XF-FC TYPES.
- G. SEE AE332 FOR EXTERIOR WALL FINISH ASSEMBLIES.
- H. SEE AE120 TO AE127S FOR EXTERIOR WALL FINISH ASSEMBLIES IN PLAN, AND THE ASSOCIATED EXTERIOR WALL PARTIONS.
- I. STC 35 RATING FOR WEST FACADE AND CENTRAL COURTYARD LOCATIONS. STC 29 EVERYWHERE ELSE.



C1 ELEVATION - SOUTH
SCALE: 1/16" = 1'-0"

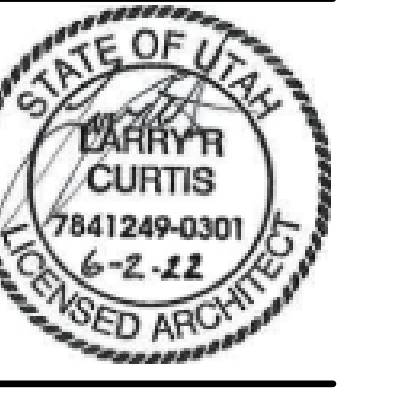


A1 ELEVATION - WEST
SCALE: 1/16" = 1'-0"

FFKR ARCHITECTS
730 Pacific Avenue - Salt Lake City, Utah 84104
O 801.521.6186 - FFKR.COM

GARN SA
CANYONSTONE
DEVELOPMENT

SOLE AT ROCKWELL POINT
14937 SOUTH MINUTEMAN DRIVE
DRAPER, UT. 84020
PERMIT SET - 06/02/2022



DATE REVISION

PROJECT NUMBER 21081

EXTERIOR ELEVATIONS

AE200

6/27/2022 4:33:34 PM

EXTERIOR WALL FINISH ASSEMBLIES & EXTERIOR COMPONENTS SCHEDULE SEE GENERAL NOTE G.

MARK	MATERIAL SPEC LABEL	MANUFACTURER	PRODUCT	COLOR / FINISH	MISC.	PRIMARY/SECONDARY MATERIAL
FGD	FIBERGLASS DOOR	THERMATRUJ		DOOR PANEL EXTERIOR TO MATCH ADJACENT EXTERIOR FINISH	FRAMES TO BE BLACK	N/A
ST-1	ALUMINUM STOREFRONT	KAWNEER	451UT	BLACK ANODIZED		N/A
ST-2	ALUMINUM STOREFRONT	KAWNEER	451UT	CHAMPAGNE ANODIZED		N/A
W-1	VINYL WINDOWS	VPI WINDOWS	ENVISION	BLACK		N/A
XF-BR-C	BRICK VENEER-THIN	INTERSTATE BRICK	THIN BRICK	ARCTIC WHITE	THIN BRICK ON CONCRETE WALL	PRIMARY
XF-BR-F	BRICK VENEER-THIN	INTERSTATE BRICK	THIN BRICK	ARCTIC WHITE	THIN BRICK ON FURRED WALL	PRIMARY
XF-BRI-1	BRICK VENEER-THIN ON INSULATION	INTERSTATE BRICK & STO	THIN BRICK & EIFS	ARCTIC WHITE	THIN BRICK WITH OUTBOARD INSULATION	PRIMARY
XF-BRI-2	BRICK VENEER-THIN ON INSULATION	INTERSTATE BRICK & STO	THIN BRICK & EIFS	ASH	THIN BRICK WITH OUTBOARD INSULATION	PRIMARY
XF-EIFS1	EXTERIOR INSULATION FINISH SYSTEM	DRYVIT		TO MATCH MTL-1 / SAND-BLASTED FINISH		SECONDARY
XF-EIFS2	EXTERIOR INSULATION FINISH SYSTEM	DRYVIT		TO MATCH MTL-2 / SAND-BLASTED FINISH		SECONDARY
XF-EIFS3	EXTERIOR INSULATION FINISH SYSTEM	DRYVIT		PPG1151-5, AQUA BLUE / SAND-BLASTED FINISH		SECONDARY
XF-EIFS4	EXTERIOR INSULATION FINISH SYSTEM	DRYVIT		LIGHT GRAY / SAND-BLASTED FINISH		SECONDARY
XF-FC1.1	FIBER CEMENT SIDING	ALLURA	SMOOTH VERTICAL PANEL	SMOOTH FINISH, PAINT TO MATCH MT1		PRIMARY
XF-FC1.2	FIBER CEMENT SIDING	ALLURA	SMOOTH VERTICAL PANEL	SMOOTH FINISH, PAINT TO MATCH MT2		PRIMARY
XF-FC1.3	FIBER CEMENT SIDING	ALLURA	SMOOTH VERTICAL PANEL	PPG1151-5, AQUA BLUE, SATIN & SMOOTH FINISH		PRIMARY
XF-FC2	FIBER CEMENT SIDING	ALLURA	LAP SIDING	PPG1151-5, AQUA BLUE, SATIN & SMOOTH FINISH	8" WIDE PLANKS	PRIMARY
XF-MT1	ALUMINUM-FACED COMPOSITE WAL PANEL	QUICK PANEL SYSTEMS	QUICK PANEL	COLOR MATCH - ALPOLIC CZZ ANTHRA ZINC STOCK	ALT. FINISH: CLASSIC BLACK BY LARSSON	PRIMARY
XF-MT2	FORMED METAL WALL PANEL	CENTRIA	IW-14A & IW-20A	BONE WHITE	20 GAUGE, 12" WIDE, VERTICAL ORIENTATION	SECONDARY
XF-MT3	DECORATIVE METAL - STEEL PLATE	DMO METALS	1/8" STEEL PLATE	OXIDIZED BLACK	CONCEALED FASTENERS	PRIMARY
XF-MT4	ALUMINUM BRAKE METAL	KAWNEER		CHAMPAGNE - ANODIZED	ADHERED & CONCEALED FASTENERS	SECONDARY
XF-MT5	ALUMINUM SIDING	FAST PLANK	FAST PLANK	PREFINISHED TO COLOR MATCH PPG 1151-5 AQUA BLUE		SECONDARY
XF-WD1	PHENOLIC WALL PANEL	STONWOOD ARCHITECTURAL PANELS	CONCEALED FASTENER	METROPOLITAN WALNUT	8MM	PRIMARY

REFERENCE NOTES

- 05.10 DECORATIVE METAL RAILING, SEE SHEET AE506.
- 26.06 LINEAR LED LIGHT FIXTURES, SEE ELECTRICAL.

GENERAL NOTES

- A. ALL PARAPET WALLS SHALL HAVE PERFINISHED METAL PARAPET CAP.
- B. ALL VENT COVERS ARE TO BE PAINTED TO MATCH THE IMMEDIATE ADJACENT SIDING THEY ARE ON.
- C. ALL EXTERIOR SIGNAGE IS BY OTHERS AND WILL BE DETAILED IN SHOP DRAWINGS AND REVIEWED BY ARCHITECT. A SEPARATE SIGNAGE PERMIT IS REQUIRED.
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- F. SEE (A3/ AE501) FOR TRIMS FOR THE FOR THE XF-FC TYPES.
- G. SEE AE332 FOR EXTERIOR WALL FINISH ASSEMBLIES.
- H. SEE AE120 TO AE127S FOR EXTERIOR WALL FINISH ASSEMBLIES IN PLAN, AND THE ASSOCIATED EXTERIOR WALL PARTIONS.
- I. STC 35 RATING FOR WEST FACADE AND CENTRAL COURTYARD LOCATIONS. STC 29 EVERYWHERE ELSE.



C1 ELEVATION - NORTH
SCALE: 1/16" = 1'-0"



A1 ELEVATION - EAST
SCALE: 1/16" = 1'-0"

**EXHIBIT I
LIGHTING PLAN**

LIGHT FIXTURE SCHEDULE COMP. 01

NAME	QUANTITY	DESCRIPTION	MANUFACTURER	PART NUMBER	WATTS	LAMP TYPE
P201	2	20 POLE LIGHT	LITHONIA	DSM1 LED P1 40K 175MM HS	71	LED
P202	2	20 POLE LIGHT	LITHONIA	DSM1 LED P1 40K 175MM HS	71	LED
BL1	4	BOLLARD LIGHT	ORIE	PH1420S-08A-PA-43-E-14-300	22	LED
WS1	26	WALL SODGE	RIZZO	EM09HS	10	LED
WP4-1	17	WALL MOUNT LIGHT	LITHONIA	WDS1 LED P1 40K 80CM W/	10	LED
WP4-2	3	WALL MOUNT LIGHT	LITHONIA	WDS2 LED P1 40K 80CM W/	15	LED
OZ	16	PLANTER UPLIGHT	FX LUMINAIRE	OZ-LED-02	2	LED
LM	42	STERE LIGHT	FX LUMINAIRE	LM-LED-01	4	LED
KB	13	BOLLARD LIGHT	FORMS & SURFACES	KNIGHT BOLLARD LED	17	LED
NL	26	DOWN LIGHT	FX LUMINAIRE	NL-40-LED-02	9	LED
LA01	86	BETRO FESTOON LIGHT	TSD	TSD	2.5W/AMP	LED
LA03	39	TAPE LIGHT	FX LUMINAIRE	SRP	2.5W/AMP	LED
FP	10	ROCESTRAN POLE LIGHT	FORMS & SURFACES	KNIGHT ROCESTRAN LED	10	LED
NL8	8	DOWN LIGHT	LITHONIA	LSM1 2700K LUM 40 LED	8	LED

ROADWAY & BUILDING ENTRANCE

DESCRIPTION	SYMBOL	AVG	MAX	MAX/AVG
TABLE 9-20-1 CALCULATIONS	-	1.5	3.5	2.31
AFTER HOUR TABLE 9-20-2 CALCULATIONS	-	1.5	3.5	2.31

EAST SIDEWALK

DESCRIPTION	SYMBOL	AVG	MAX	MAX/AVG
TABLE 9-20-1 CALCULATIONS	-	0.8	1.9	2.31
AFTER HOUR TABLE 9-20-2 CALCULATIONS	-	0.8	1.9	2.31

COURTYARD 1

DESCRIPTION	SYMBOL	AVG	MAX	MAX/AVG
TABLE 9-20-1 CALCULATIONS	-	1.6	3.7	2.31
AFTER HOUR TABLE 9-20-2 CALCULATIONS	-	1.6	3.7	2.31

COURTYARD 2

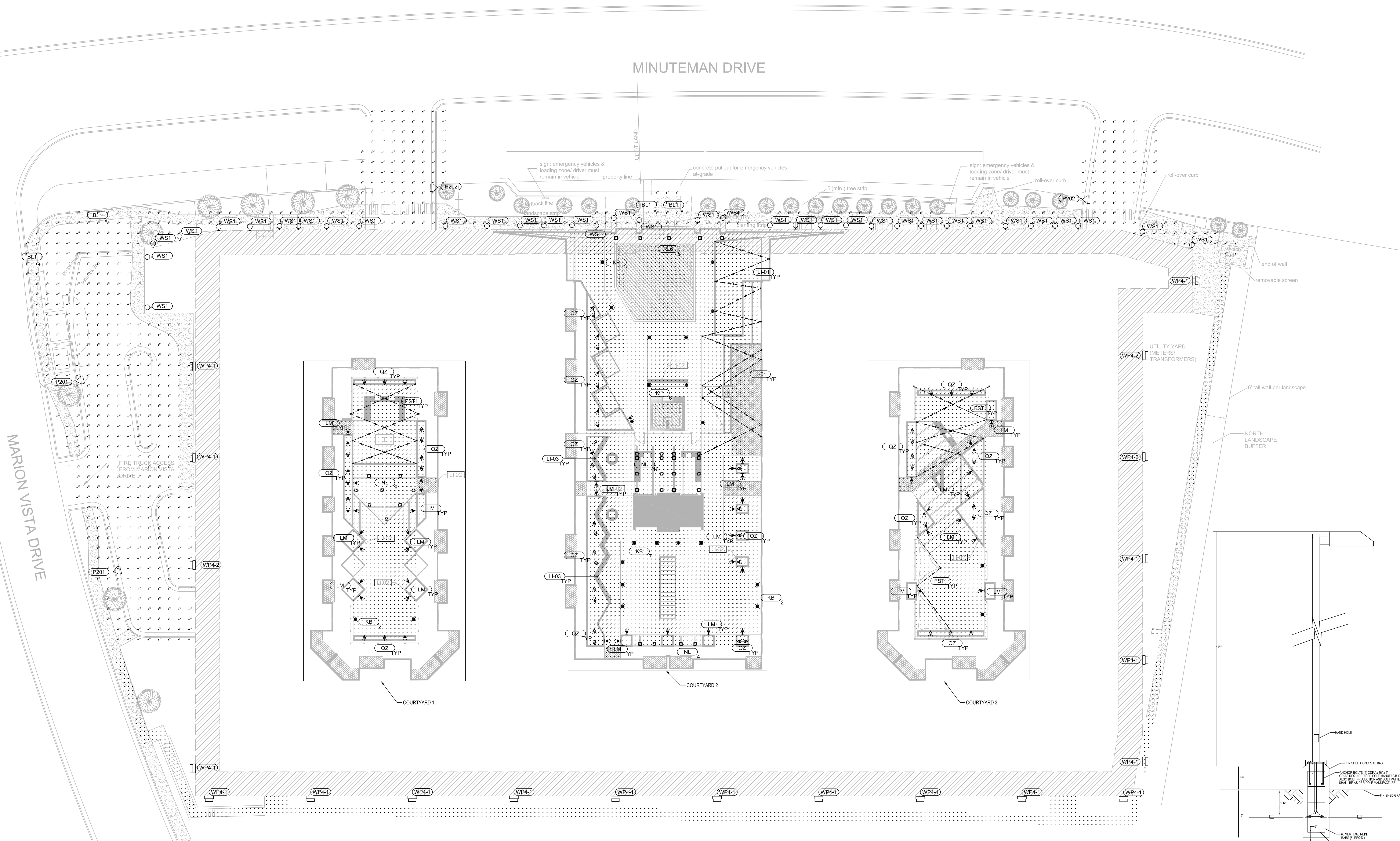
DESCRIPTION	SYMBOL	AVG	MAX	MAX/AVG
TABLE 9-20-1 CALCULATIONS	-	3.3	6.0	2.41
AFTER HOUR TABLE 9-20-2 CALCULATIONS	-	3.3	6.0	2.41

COURTYARD 3

DESCRIPTION	SYMBOL	AVG	MAX	MAX/AVG
TABLE 9-20-1 CALCULATIONS	-	1.0	2.5	2.51
AFTER HOUR TABLE 9-20-2 CALCULATIONS	-	1.0	2.5	2.51

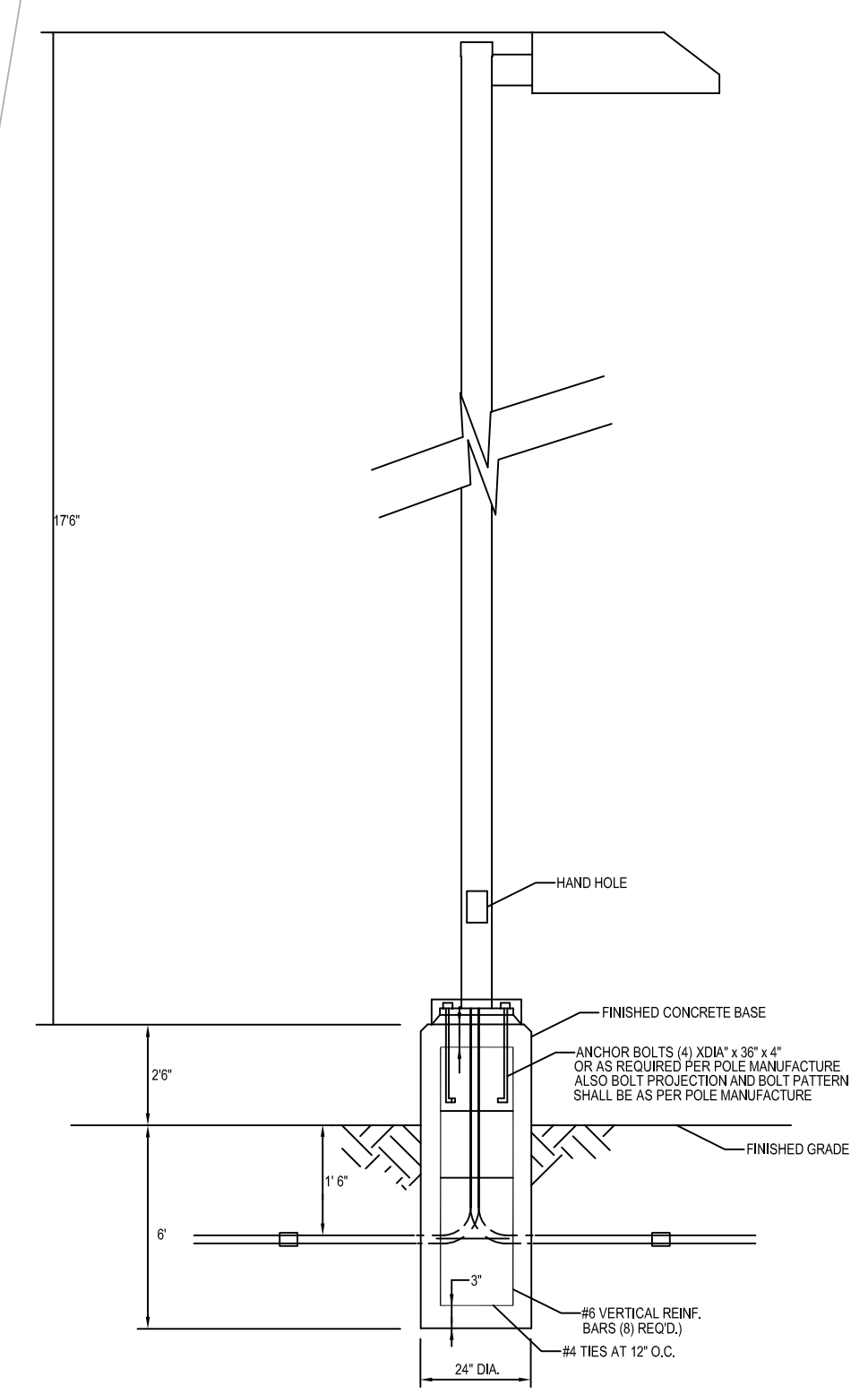
REFERENCE NOTES

FFKR ARCHITECTS
 739 Pacific Avenue - Salt Lake City, Utah 84104
 O 801.521.6186 - FFKR.COM



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

2 LIGHT POLE DETAIL



SOLE AT ROCKWELL POINT
 14937 SOUTH MINUTEMAN DRIVE
 DRAPER, UT. 84020
 SITE PLAN APPLICATION - 04-13-2022

DATE	REVISION

PROJECT NUMBER: 21081

SITE PHOTO. PLAN