Development Review Committee
1020 East Pioneer Road
Draper, Utah 84020
September 23, 2026

To: Jennifer Jastremsky, Zoning Administrator

Jennifer Jastremsky Digitally signed by Jennifer Jastremsky
DN: C=US, E=jennifer.jastremsky@draperutah.gov, O=Draper City Community Development, CN=Jennifer Jastremsky
Date: 2026.10.14 16:12:54-06'00'

Approved Date

From: Development Review Committee

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

Re: UDK Storage Yard – Site Plan Amendment Request

Application No.:	2026-0161-SP
Applicant:	Adam Orme of Gould Architects, representing Parcell Construction LC
Project Location:	13081 S. Minuteman Drive
Current Zoning:	CR (Regional Commercial) Zone
Acreage:	2.93 acres (approximately 127,630 sq. ft.)
Request:	Request for approval of a Site Plan Amendment in the CR zone to modify the fencing for an existing storage yard.

SUMMARY AND BACKGROUND

This application is a request for approval of a Site Plan Amendment for approximately 2.93 acres located on the east side of Minuteman Drive, at approximately 13081 S. Minuteman Drive (Exhibits B and C). The property is currently zoned CR. The applicant is requesting that a Site Plan Amendment be approved to modify the approved fencing for a storage yard.

A Site Plan, Conditional Use Permit and Preliminary Plat were approved in 2024 to modify the UDK Building on the site and to develop office condominiums on the portion of the site that was vacant. The project is near completion and the applicant has requested this Site Plan Amendment to complete the project and obtain final occupancy.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Community Commercial	Exhibit D
Current Zoning	CR	Exhibit E
Proposed Use	Warehouse/office (existing) and office/retail commercial	
Adjacent Zoning		
East	CR	
West	M1 (Light Manufacturing) across I-15	
North	CR	
South	CR	

The Community Commercial land use designation is characterized as follows:

Community Commercial

LAND USE DESCRIPTION	
CHARACTERISTICS	• Includes the full scope of commercial land uses that require and utilize exposure to the freeway • Intended to be traveler-or commuter-oriented and should provide lodging, food, personal services and other similar uses • Frontage roads • Deeper setbacks for landscaping and enhancements • Limited traffic access points • Visual unity • Uniform design standards and aesthetics • Access to individual properties should be provided only from frontage roads • Well landscaped street frontages • Limited traffic access points for the site • Common off-street traffic circulation and parking areas • Pedestrian access from surrounding residential areas
LAND USE MIX	• Large-scale, master-planned commercial centers • Big-box stores and offices
COMPATIBLE ZONING	• Community Commercial (CC) • General Commercial (CG) • Interchange Commercial (CI) • Institutional Care (IC)
LOCATION	• Strategically placed along high-traffic corridors with convenient points of traffic access to and from residential areas

According to DCMC Section 9-8-020 the purpose of the CR zone is to *"provide areas where a combination of destination-oriented business, retail commercial, entertainment, and related uses may be established, maintained and protected to serve both residents and non-residents of the City."* Typical uses in this zone include large-scale, master-planned commercial centers with outlying commercial pads, big-box stores, offices, and various types of high-density residential uses." The CR zoning designation is identified by the General Plan as a preferred zoning classification for the Community Commercial land use designation.

Site Plan Layout. There are no proposed changes to the site plan (Exhibit H) or building layout on the property. This application is to change the approved material of the existing fence between the UDK storage yard and the RV dealership to the south. The request has been reviewed by the Zoning Administrator and there is agreement that the chain link fencing to the south existed at its current six-foot (6') tall height prior to the CUP approval of the outdoor storage area. The change to the existing fence height along the south was not intended by the applicant and the note was transferred from another section of the drawings where a taller fence was to be built. The six-foot (6') height is compliant with the minimum height allowed in DCMC Subsection 9-27-230(A) and the increased height is not necessary for screening of the open storage area when adjacent to a similar storage use. The open storage area must still comply with all other applicable sections of DCMC 9-27-230(A). The Planning Commission approved ten-foot (10') tall wall along the northern area of the open storage yard will not be changed or modified with this approval.

Landscaping and Lot Coverage. The applicant is not proposing to modify any of the approved landscaping for the property (Exhibit G). All landscaping will need to installed per the approved plans and the standards in DCMC Section 9-23-140. The project will also need to comply with the timelines outlined in DCMC Section 9-23-160.

Architecture. There are no changes proposed to any buildings on the site. At this time, the new buildings and all associated site improvements have been constructed. This approval for the existing fence is the last item needed for full occupancy of the new buildings. The large UDK building was not impacted with the site plan approval for the new office condominiums on the east portion of the property.

Parking. There are no changes to parking on the site. A total of 145 parking stalls were approved with a deviation from the Planning Commission. Parking stalls outside of the storage yard are shared and will not be adjusted with this request. The employee parking within the storage yard will also not be affected.

Fencing. This Site Plan Amendment request is to modify the materials of the fencing between the UDK storage yard and the RV dealership to the south (Exhibit H). The previously approved application included a note for a ten-foot (10') tall precast wall along the rear property line to the south. The applicant has indicated that the note calling for the

precast wall was mistakenly included on the plans. The property owner intended to keep the existing six-feet (6') tall chain link fence and to include privacy slats in the chain link to comply with the screening requirements of the ordinance. Fencing standards for storage can be found in Section 9-27-230 of the DCMC. Section 9-27-030(A)(1)(b) specifically allows for chain link with privacy slats along rear property lines.

Table 1 Fencing Design Requirements

Standard	DCMC Requirements	Proposal	Notes
Height			
Rear	10 ft	6 ft (existing)	Existing height along the south property line can remain
Material	Masonry, metal or chain link with privacy slats.	Chain link is existing. Privacy slats to be added.	

Previous Conditions of Approval. The Planning Commission placed the following conditions of approval on the Site Plan, Conditional Use Permit and Preliminary Plat requests on November 21,2024:

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions shall be 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 shall be satisfied throughout the development of the site and the construction of all buildings on the site.
3. Parking for the Site Plan application is approved and based on the uses shown on the site plan found in Exhibit H. Any future tenants shall comply with all minimum parking requirements based on proposed uses and code requirements.
4. Parking in the fenced storage yard shall be limited to employees whose employer the yard serves.
5. Pedestrian access shall be provided from all sidewalks to existing and proposed buildings.
6. Any walls or fences shall comply with all applicable DCMC requirements for retaining walls and fences.
7. That a revised lighting plan that complies with the outdoor lighting design and illumination standards of DCMC Section 9-20 be submitted for review and approval by staff prior to approval of a building permit.
8. An unobstructed minimum road width of 24 feet, exclusive of the shoulders, and a minimum height of 13'6" 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 28 feet. There shall be a maximum grade of 10%. Grades

may be checked prior to building permits being issued.

Criteria For Approval. The criteria for review and potential approval of a Site Plan Amendment request is found in Sections 9-5-060(H) of the DCMC. This section depicts the standard of review for such requests as:

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.

REVIEWS

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

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

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the Site Plan Amendment submission.

Comments from these divisions, if any, can be found in Exhibit A.

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

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

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

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

STAFF RECOMMENDATION

Staff 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. Walls or fences screening the storage area shall comply with DCMC 9-27-230(A).

The findings for approval as are follows:

1. The proposed development plans meet the intent, goals, and objectives of the Draper City General Plan.
2. The proposed development plans meet the requirements and provisions of the Draper City Municipal Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.

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.

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Draper City Building Division

EXHIBIT A
DEPARTMENT REVIEWS

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

Planning Division Review.

1. No additional comments.

Building Division Review.

1. No additional comments.

Engineering and Public Works Divisions Review.

1. No additional comments.

Fire Division Review.

1. No additional comments.

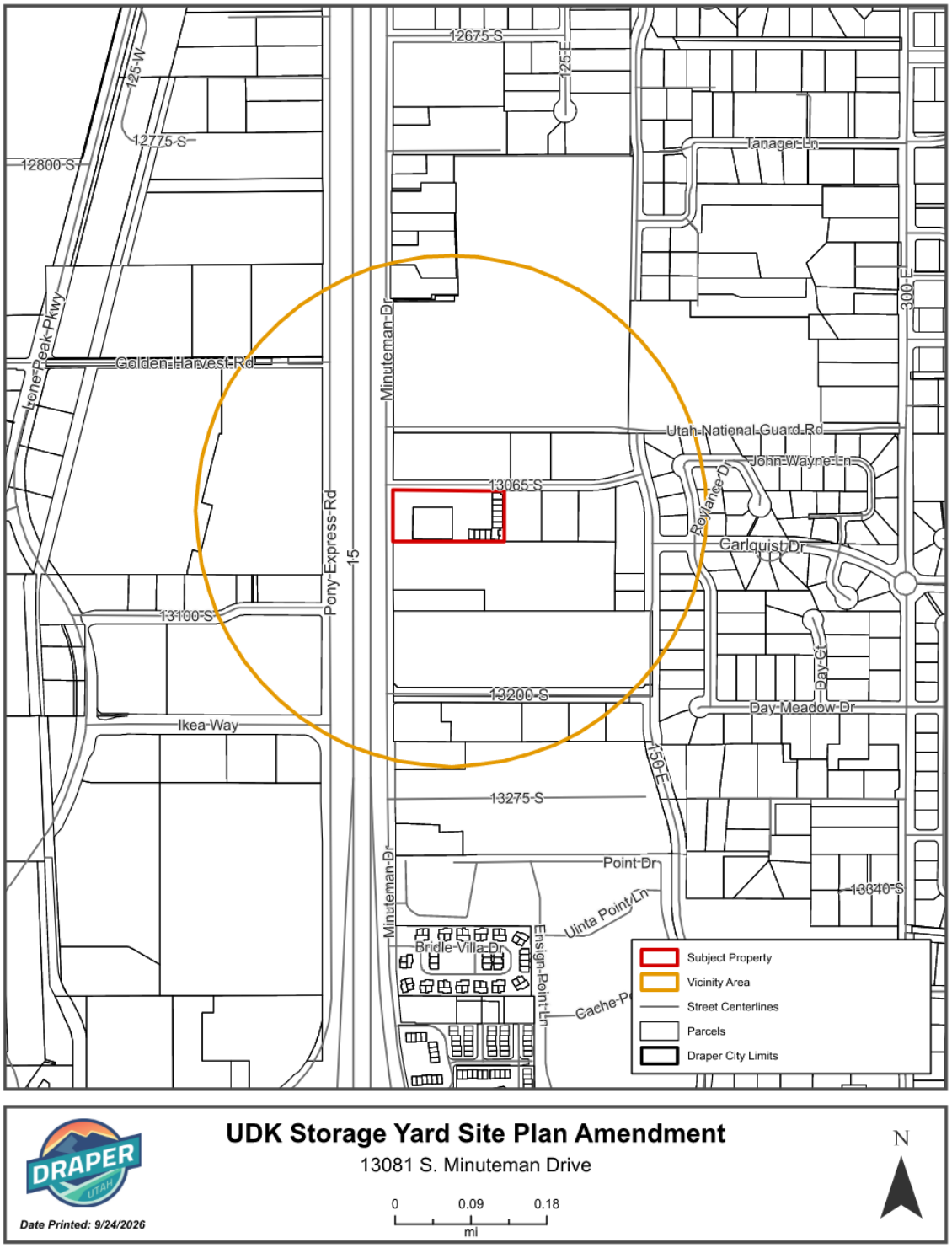
GIS Review.

1. No additional comments.

Legal Division Review.

1. No additional comments.

EXHIBIT B
VICINITY MAP



UDK Storage Yard Site Plan Amendment

13081 S. Minuteman Drive

0 0.09 0.18
mi

N

Date Printed: 9/24/2026

EXHIBIT C
AERIAL MAP



EXHIBIT D
LAND USE MAP

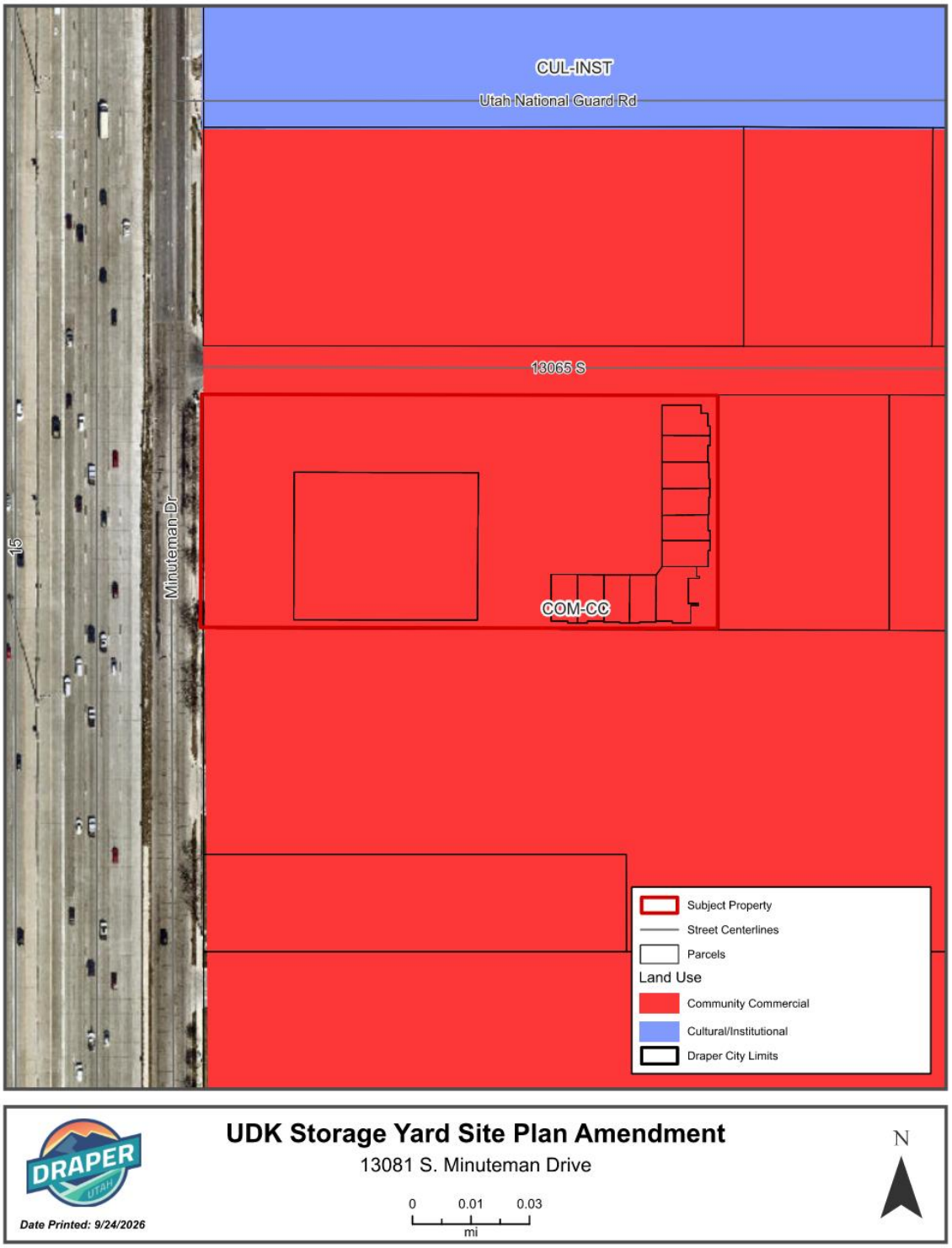


EXHIBIT E
ZONING MAP

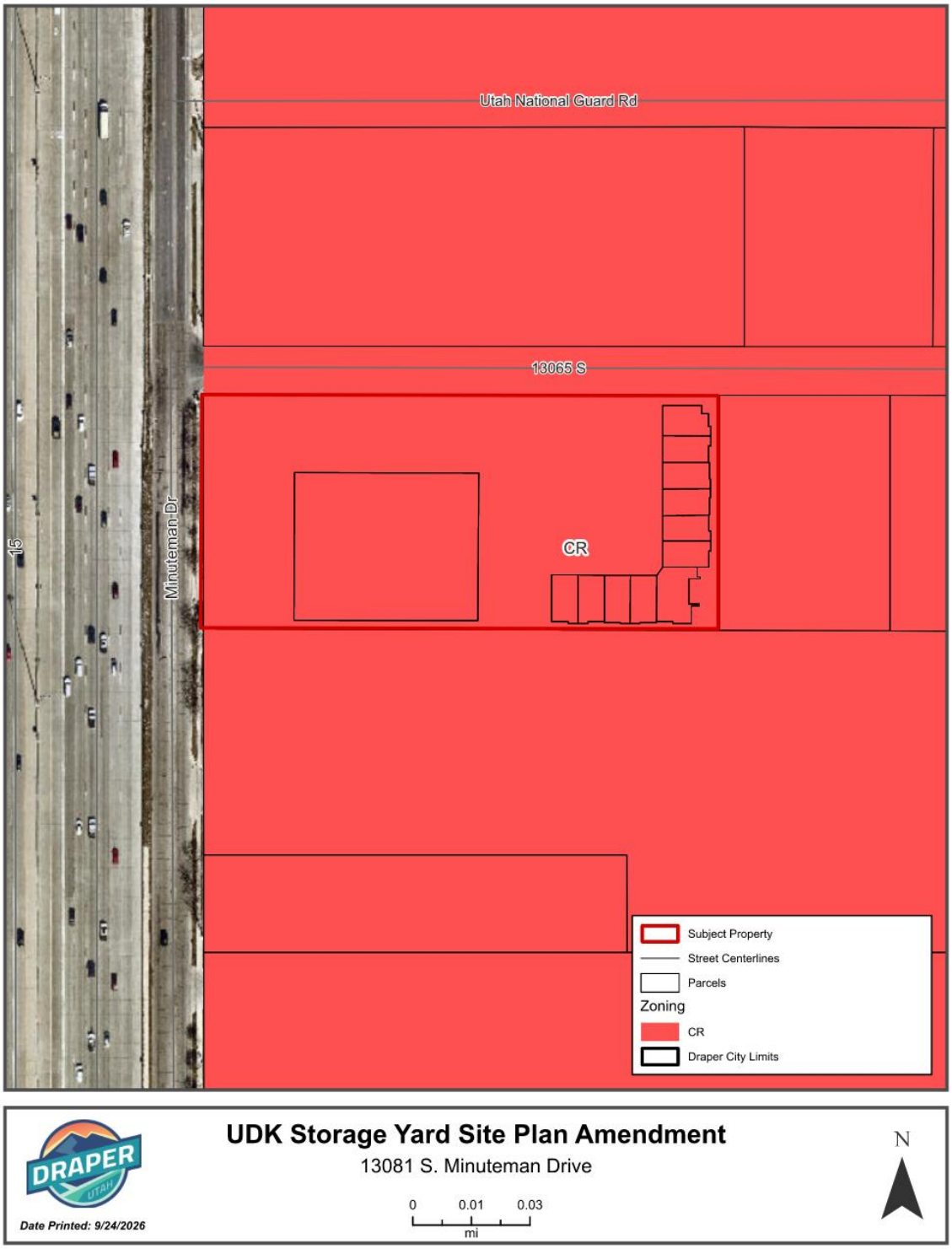
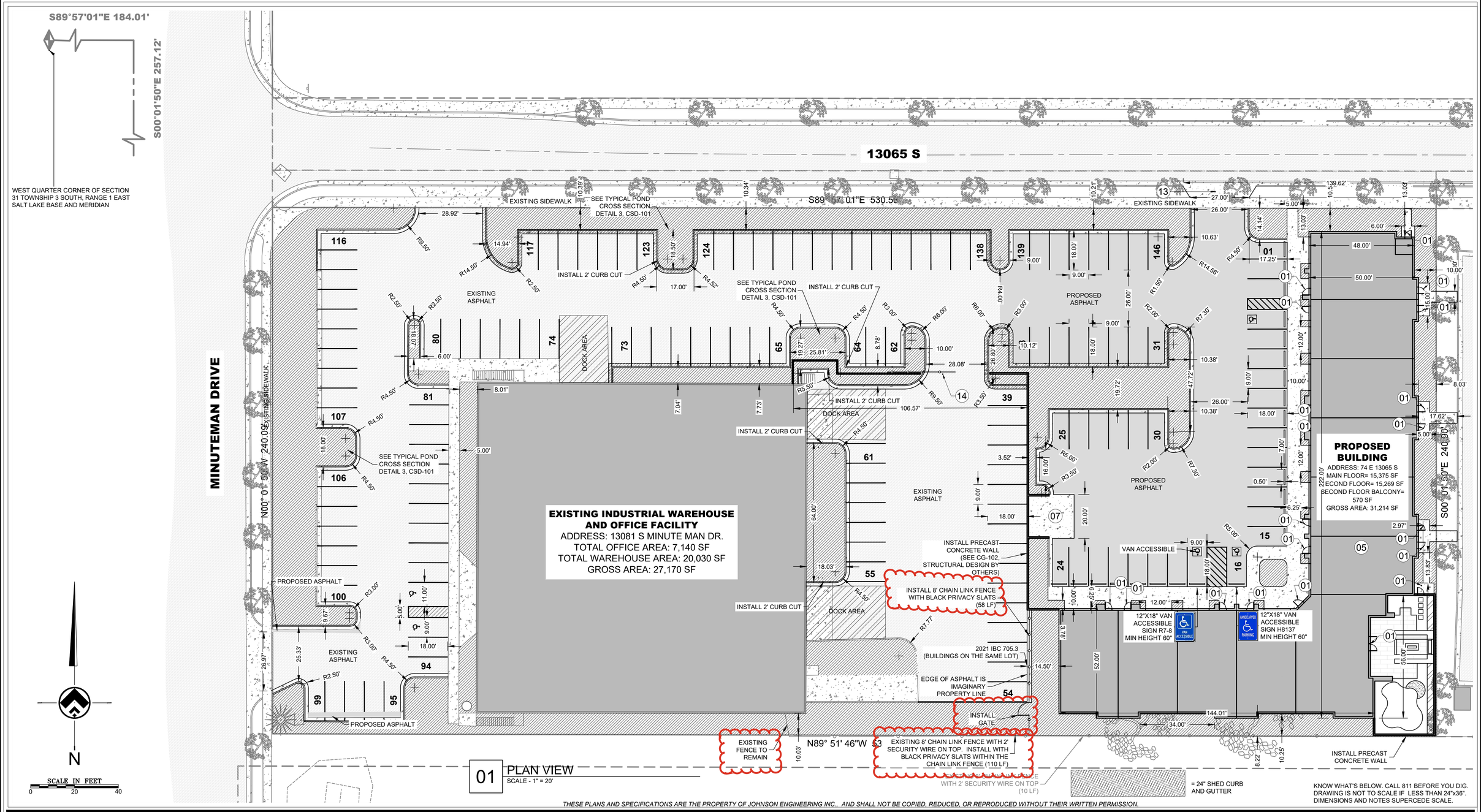


EXHIBIT F
SITE PLAN



01 PLAN VIEW
SCALE - 1" = 20'

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF JOHNSON ENGINEERING INC., AND SHALL NOT BE COPIED, REDUCED, OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.
DRAWING IS NOT TO SCALE IF LESS THAN 24"x36".
DIMENSIONS AND NOTES SUPERCEDE SCALE.

GENERAL NOTES

NOTES:

1. MAXIMUM SLOPE OF 2%. CONCRETE LANDING SHALL EXTEND PAST SIDE OF DOORWAY A MIN OF 18". REFER TO DETAILS ON CSD-101.

2. TOTAL AREA OF ASPHALT = 53,343.1 SF

3. TOTAL AREA OF LANDSCAPE = 25,753.06 SF

4. TOTAL AREA OF HARDSCAPE=101,939.23 SF

5. PROPOSED BUILDING FOOTPRINT = 5,391.81 SF

6. PROJECT PARCEL ID = 28-31-301-019

7. INSTALL TRASH ENCLOSURE PER DETAILS FOUND IN CSD-100

8. INSTALL 24" VALLEY CURB AND GUTTER PER DETAIL 01 ON SHEET CSD-101 (1,144.78 LF TOTAL)

9. INSTALL 24" SHED CURB AND GUTTER PER DETAIL 02 ON SHEET CSD-101 (955.47 SF TOTAL)

10. TOTAL GROSS AREA OF PROPOSED BUILDING: 31,214 SQ FT

11. TOTAL COVERAGE:
- 12.1 LANDSCAPE AREA = 25,753.06 SF
- 12.2 GROSS PROPERTY AREA = 127,601.71 SF
- 12.3 COVERAGE PERCENTAGE = 20.18 %

12. INSTALL 6' PRECAST CONCRETE WALL

13. INSTALL FLARED DRIVE APPROACH PER DRAPER CITY STANDARDS PER DETAIL 02 ON SHEET CSD-102

14. INSTALL SECURITY FENCE AND GATE (98 LF) SEE CSD-101 DETAIL 4 FOR PROFILE VIEW.

BUILDING SQUARE FOOTAGES
EXISTING OFFICE / WAREHOUSE BUILDING:
- TOTAL OFFICE = 7,140 SF
- TOTAL WAREHOUSE = 20,030 SF
- TOTAL EXISTING BUILDING = 27,170 SF

PROPOSED BUILDING:
- MAIN FLOOR = 15,268 SF
- SECOND FLOOR = 14,137 SF
- SECOND FLOOR BALCONY = 560 SF
- TOTAL PROPOSED BUILDING = 29,958 SF

OFF-STREET PARKING SUMMARY
CITY PARKING REQUIREMENTS
- RETAIL USE = 2.5 STALLS / 1,000 SF
- MEDICAL SERVICE = 3 STALLS / 1,000 SF
- OFFICE USE = 4 STALLS / 1,000 SF
- WAREHOUSE = 0.5 STALLS / 1,000 SF (EXISTING UDK)
- MANUFACTURING = 1 STALL / 1,000 SF (EXISTING UDK)

EXISTING OFFICE / WAREHOUSE BUILDING:
- OFFICE = (7,140 SF / 1,000 SF) x 4 STALLS = 29 STALLS
- WAREHOUSE = (16,030 SF / 1,000 SF) x 0.5 STALLS = 8 STALLS
- MANUFACTURING = (4,000 SF / 1,000 SF) x 1 STALLS = 4 STALLS

PROPOSED BUILDING:
IDENTIFIED USES PER UNIT:
- UNIT #1 = MAIN AND SECOND FLOOR AS OFFICE USE
- UNIT #2 = MAIN AND SECOND FLOOR AS OFFICE USE
- UNIT #3 = MAIN AND SECOND FLOOR AS OFFICE USE
- UNIT #4 = MAIN AND SECOND FLOOR AS OFFICE USE
- UNIT #5 = MAIN AND SECOND FLOOR AS OFFICE USE
- UNIT #6 = MAIN AND SECOND FLOOR AS OFFICE USE
- UNIT #7 = MAIN AND SECOND FLOOR AS OFFICE USE
- UNIT #8 = MAIN AND SECOND FLOOR AS OFFICE USE
- UNIT #9 = MAIN AND SECOND FLOOR AS OFFICE USE
- UNIT 10 =MAIN AND SECOND FLOOR AS OFFICE USE
- UNIT 11 = MAIN AND SECOND FLOOR AS OFFICE USE

(SIDE NOTE: ALL UNITS WILL BE ABLE TO HAVE RETAIL AND MEDICAL SERVICE USES, SINCE THEY HAVE A LESS DEMANDING PARKING COUNT)

MAIN FLOOR
- OFFICE (11 UNITS) = (15,268 SF / 1,000 SF) x 4 STALLS = 62 STALLS

SECOND FLOOR
- OFFICE (11 UNITS) = (14,137 SF / 1,000 SF) x 4 STALLS = 57 STALLS

TOTAL REQUIRED FOR NEW BUILDING= 119 STALLS

STALLS REQUIRED FOR EXISTING AND PROPOSED BUILDINGS:
- TOTAL= 160 STALLS
- 10% DEVIATION ALLOWANCE = 144-176 STALLS
- REQUIRED ADA PARKING STALLS = 5 STALLS
- TOTAL REGULAR PARKING STALLS PROVIDED = 140 STALLS
- TOTAL ADA PARKING STALLS PROVIDED = 5 STALLS
- TOTAL PARKING STALLS PROVIDED= 145 STALLS

REGISTERED PROFESSIONAL ENGINEER
05/07/26
No. 5388869
DAVID B. JOHNSON
STATE OF UTAH

CLIENT / OWNER INFORMATION:
MICROFLEX 1 SPRINGVILLE LLC SHIVAM SHAH 118 E 12675 S DRAPER CITY, UTAH (813)298-8240

ENGINEER / SURVEYOR INFORMATION:
JOHNSON ENGINEERING 4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124 www.johnsonengineeringinc.com Phone: 801-787-4569

SHEET INFORMATION:

SITE PLAN
13081 S MINUTEMAN DR. PROJECT
DRAPER, SALT LAKE COUNTY, UTAH

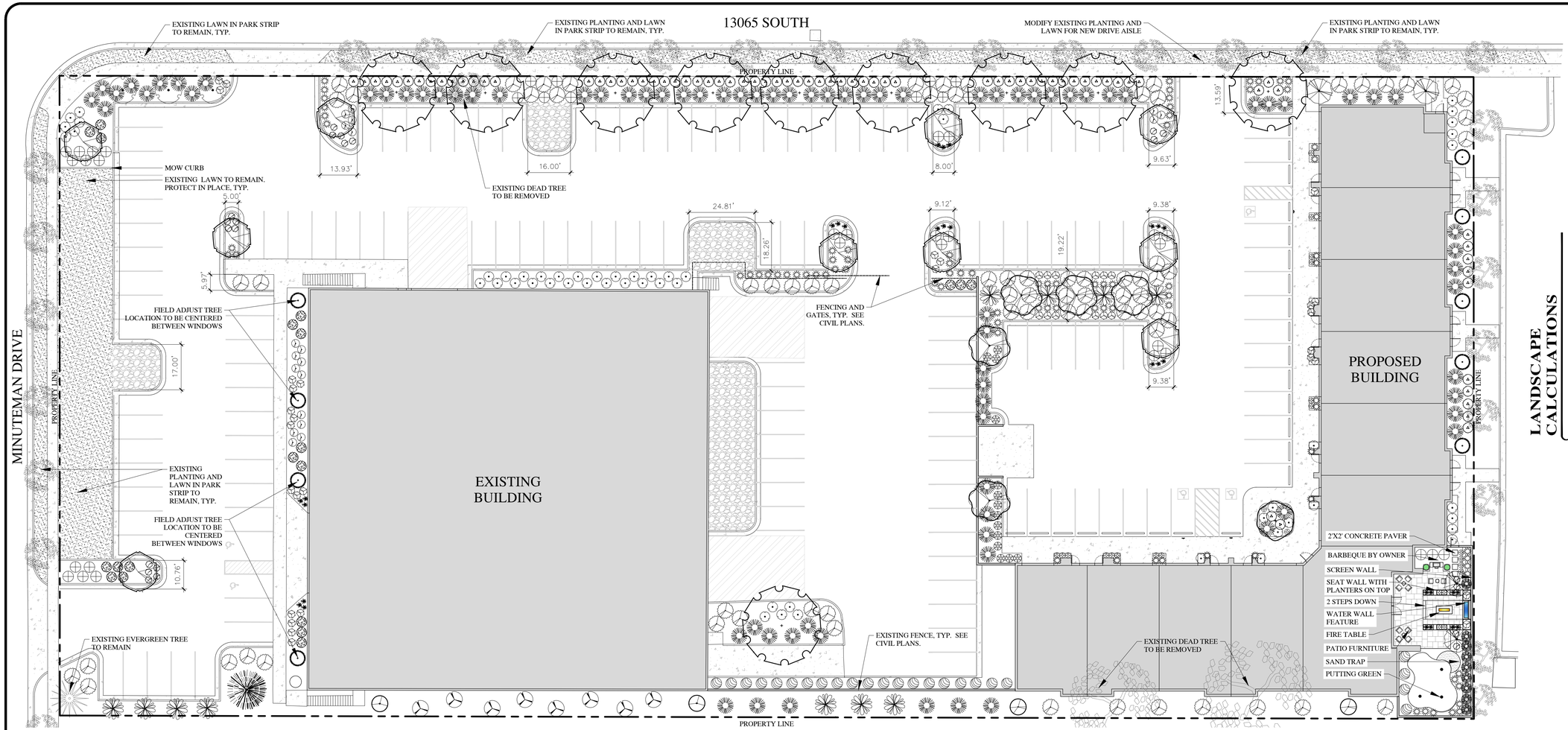
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DBJ	DBJ	DBJ	CS-100

PROJECT NO: 24-004
DATE: 06-01-2026
SCALE: 1":20'

NO.	DATE	REVISION
16	06/01/26	FNC ADD
15	05/07/26	FNC ADD

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EXHIBIT G
APPROVED LANDSCAPE PLAN



LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
3. NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS. REFER TO IRRIGATION PLANS FOR SPECIFICS.
4. NEW LAWN AREAS TO BE SODDED WITH 100% KENTUCKY BLUEGRASS (MINIMUM OF 3 DIFFERENT VARIETIES). FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. GRADE AND HEIGHT OF SOD SHOULD MATCH EXISTING. SEE SOD LAYING NOTES FOR MORE INFORMATION.
5. SANDY LOAM TOPSOIL TO BE INSTALLED AT THE FOLLOWING DEPTHS: 6-12" IMPORTED SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS. INSTALL 4" DEPTH OF SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW LAWN AREAS.
6. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH. THE FINISHED GRADE OF LAWN AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB. FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
7. DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL ROCK MULCH AREAS.
8. INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE FABRIC AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
9. 3/4" TO 1" SCREENED AND CRUSHED ROCK MULCH TO BE INSTALLED AT 3" DEPTH IN ALL PLANTER AREAS. PULL MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
10. TREES LOCATED IN LAWN AREAS SHALL HAVE A GRASS FREE TREE RING AROUND BASE OF TREE WITH 3" DEPTH OF WOOD MULCH. THE GRASS FREE RING SHALL BE UP TO 6' DIAMETER FOR SHADE TREES WHERE APPROPRIATE.
11. ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR SPECIFICS. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED.
12. SEE ARCHITECT AND CIVIL PLANS FOR ALL BUILDING AND SITE INFORMATION.
13. SITE AMENITIES INCLUDING SEAT WALL, RETAINING WALL, PLANTER POTS, WATER FEATURE, PUTTING GREEN, DECORATIVE PAVING, PATIO FURNITURE AND BBQ TO BE DESIGNED AND DETAILS BY OTHERS. OWNER TO SPECIFY EXACT MATERIALS FOR THESE ELEMENTS.

SOD LAYING NOTES

1. LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
2. LAY SOD IN ROWS WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
3. LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
4. AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 POUND SOD ROLLER. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
5. WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.
6. PROVIDE ADEQUATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSION AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNER.
7. REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.

DECIDUOUS TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	ACER PALMATUM 'BLOODGOOD' BLOODGOOD JAPANESE MAPLE	1	2" CAL.
	ACER PLATANOIDES 'CRIMSON SENTRY' CRIMSON SENTRY MAPLE	9	2" CAL.
	AMELANCHIER LAEVIS 'SNOWCLOUD' SNOWCLOUD SERVICEBERRY	3	2" CAL.
	BETULA PLATYPHYLLA 'JEFPARK' PARKLAND PILLAR ASIAN WHITE BIRCH	4	2" CAL.
	FAGUS SYLVATICA 'DAWYCK' DAWYCK BEECH	2	2" CAL.
	FAGUS SYLVATICA 'DAWYCK PURPLE' DAWYCK PURPLE BEECH	2	2" CAL.
	PRUNUS SERRULATA 'KWANZAN' FLOWERING CHERRY	5	2" CAL.
	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN ZELKOVA	10	2" CAL.

EVERGREEN TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	PICEA PUNGENS 'ISELI FASTIGIATE' FASTIGIATE COLORADO SPRUCE	9	6' HEIGHT
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S LIMBER PINE	1	6' HEIGHT

EVERGREEN SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	PINUS MUGO 'SLOWMOUND' SLOWMOUND MUGO PINE	20	3 GAL.
	TAXUS X MEDIA `DARK GREEN SPREADER` DARK GREEN SPREADER YEW	83	3 GAL.
	TAXUS X MEDIA `HICKSII' HICKS YEW	9	3 GAL.

PERENNIAL & GRASSES LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	94	1 GAL.
	GERANIUM X 'BROOKSIDE' HYBRID CRANESBILL	24	1 GAL.
	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	26	1 GAL.

N

20' 0 20' 40' 60'

SCALE: 1"=20'-0" ON 24X36 SHEET

DECIDUOUS SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	BUDDLEIA PUGSTER BLUE PUGSTER BLUE BUTTERFLY BUSH	14	3 GAL.
	CORNUS SERICEA `KELSEYI' KELSEYI DOGWOOD	22	3 GAL.
	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	73	3 GAL.
	EUONYMUS ALATUS COMPACTA DWARF BURNING BUSH	8	3 GAL.
	EUONYMUS ALATUS 'LITTLE MOSES' LITTLE MOSES BURNING BUSH	19	3 GAL.
	PEROVSKIA ATRIPLICIFOLIA `BLUE JEAN BABY' RUSSIAN SAGE	41	3 GAL.
	PHYSOCARPUS OPULIFOLIUS `DIABLO' DIABLO NINEBARK	11	3 GAL.
	RHUS AROMATICA `GRO-LOW' GRO-LOW FRAGRANT SUMAC	75	3 GAL.
	RIBES ALPINUM `GREEN MOUND' GREEN MOUND ALPINE CURRANT	24	3 GAL.
	SPIRAEA X BUMALDA `GOLDFLAME' GOLDFLAME SPIREA	36	3 GAL.
	VIBURNUM OPULUS NANUM DWARF EUROPEAN VIBURNUM	55	3 GAL.

GROUNDCOVER LEGEND

SYMBOL	DESCRIPTION	QTY	SIZE
	KENTUCKY BLUEGRASS SOD. (MIN. 3 DIFFERENT VARIETIES)	PER PLAN	SOD ROLLS
	8" DEPTH OF 4-6" SOUTHTOWN ROCK FOR ALL DETENTION AREAS (OR PER CIVIL DRAWINGS).	PER PLAN	3/4"-1" CRUSHED
NOT SHOWN	3" DEPTH OF 3/4"-1" SOUTHTOWN CRUSHED ROCK TO BE SPREAD IN ALL PLANTING AREAS.	PER PLAN	4-6" ROCK

LANDSCAPE CALCULATIONS

TOTAL LANDSCAPE AREA: 24,763 SQ. FT.
TURF AREA (REQ. LESS THAN 20%): 12%

SPECIES DIVERSITY: (NO SPECIES SHALL ACCOUNT FOR MORE THAN 20% OF TOTAL PLANT COVERAGE AREA): PROVIDED

SOIL PREPARATION: SOIL PREPARATION SHALL BE IN COMPLIANCE WITH CITY CODE 9-23-060D AS SHOWN IN LANDSCAPE DETAILS.

PARKING AREA LANDSCAPE REQUIREMENT:
7% COVERAGE OF PARKING LOT
- PARKING AREA = 14,465 SF
- PARKING AREA LANDSCAPE PROVIDED = 10,486 SF (15.7%)

PLANTING REQUIREMENTS
- MINIMUM 75% LIVE PLANT LAND
- MINIMUM: 75% COVERAGE OF PLANTS AT MATURITY AFTER 10 YEARS

LANDSCAPE REQUIREMENTS

PROPERTY BOUNDARY	SCREENING REQUIREMENTS	LINEAR FOOTAGE	TREE MINIMUM PLANTING	TREE PROVIDED	SHRUB MINIMUM PLANTING	SHRUB PROVIDED
COLLECTOR STREET FRONTAGE (MINUTEMAN DR)	ADJACENT TO PARKING LOT	240 LF	2 DECIDUOUS 1 EVERGREEN	8 TREES	12 SHRUBS. 75 SF OF PLANTING BEDS. SCREEN 100%	29 SHRUBS
LOCAL STREET FRONTAGE (13065 S)	ADJACENT TO PARKING LOT	462 LF	2 DECIDUOUS	9 DECIDUOUS 1 EVERGREEN	EVERGREEN SHRUBS OR BERM TO SCREEN 75%	48 EVERGREENS
LOCAL STREET FRONTAGE (13065 S)	ADJACENT TO BUILDING	68 LF	2 DECIDUOUS	2 DECIDUOUS	0	N/A
	INTERIOR LOT LINES	516 LF	1 DECIDUOUS	3 DECIDUOUS		15
	INTERIOR LOT LINES	207 LF	1 DECIDUOUS	2 TREES		19

* WHERE A BUILDING WALL IS LOCATED BETWEEN 10 AND 5 FEET FROM A PROPERTY LINE, COLUMNAR SPECIES OF TREES SHALL BE UTILIZED AND THE REQUIRED TREE COUNT SHALL BE DOABLE.

CALL BEFORE YOU DIG
IT'S THE LAW
BLUE STAKES 1 800 662 4111

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CONSULTANTS:

STAMP

LICENSED LANDSCAPE ARCHITECT # 4884514 Cory B. Whiting 6-18-2024 STATE OF UTAH

PROJECT:

13081 MINUTEMEN DR.
DRAPER, UTAH 84020

SHEET TITLE:

LANDSCAPE PLAN

DRAWN BY: LW
CHECKED: CW
DATE: 06-18-2024
REVISIONS: 07-26-2024
JOB NO. 24-110

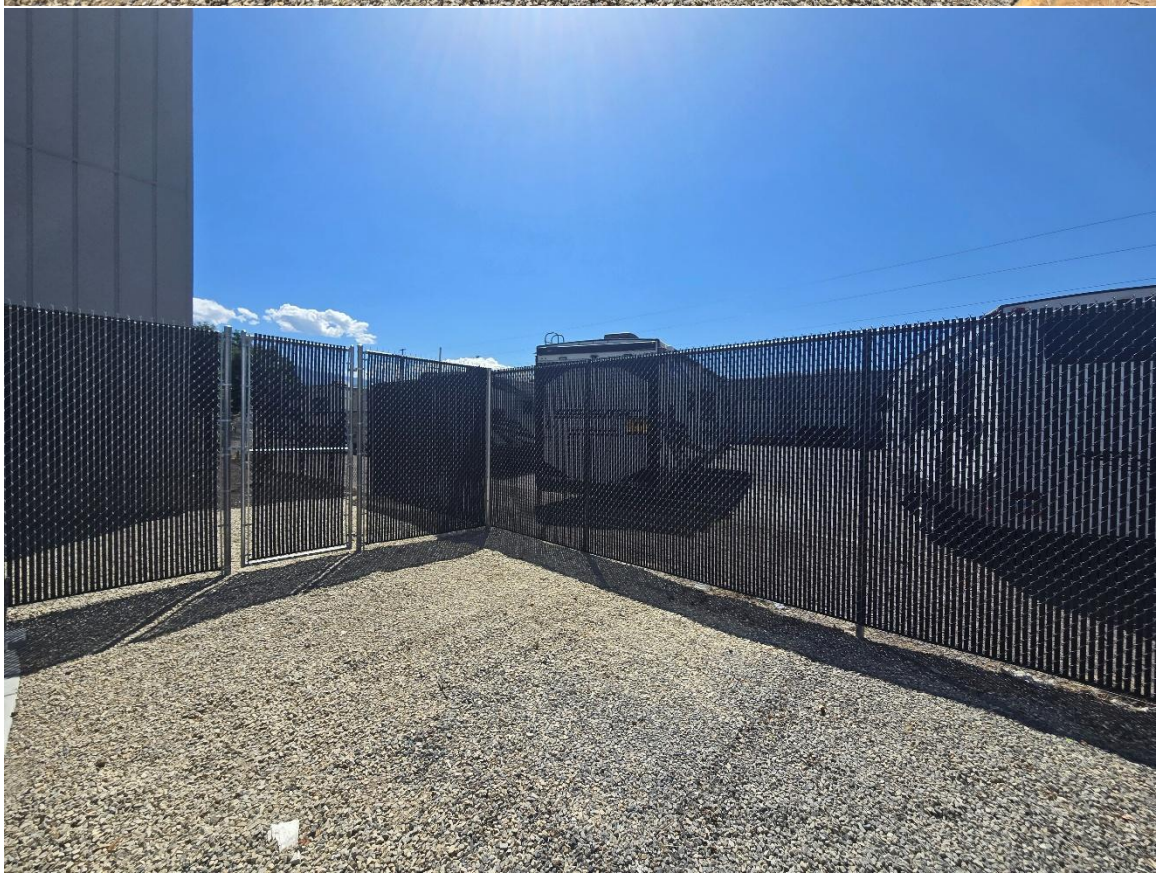
SHEET:

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EXHIBIT H
PHOTOS OF PROPOSED FENCE AND MATERIALS








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