



Development Review Committee

1020 East Pioneer Road
Draper, Utah 84020

STAFF REPORT

October 29, 2024

To: Jennifer Jastremsky, Zoning Administrator

Approved _____ Date _____

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

Re: Vista 600 West Phase 2 Building A — Site Plan Amendment Request

Application No.: 2023-0293-SP
Applicant: Eric Winters, representing Wasatch Residential Group
Project Location: Approximately 13645 S. 600 West
Current Zoning: TSD (Transit Station Development) Zone
Acreage: Approximately 6.98 acres (304,048 square feet)
Request: Request for approval of a Site Plan Amendment application in the TSD zone for the reconfiguration of a retail building pad.

SUMMARY and BACKGROUND

This application is a request for approval of a Site Plan Amendment on approximately 6.98 acres located on the east side of 600 West, at approximately 13645 S. 600 West (Exhibits B and C). The property is currently zoned TSD. The applicant is requesting that a Site Plan Amendment be approved for the reconfiguration of a retail building pad. A site plan was approved earlier this year for the mixed-use development of residential, retail and a hotel.

The property is part of the original Vista Station Master Area Plan that was originally approved in 2013. The property is vacant and was sold by UDOT upon their completion of the 600 West interchange improvements. The site has been part of the TSD zone since 2010, and was zoned DC (Destination Commercial) before that.



ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Transit Station District	Exhibit D
Current Zoning	TSD (Transit Station District)	Exhibit E
Proposed Use	Multi-Family Residential and Commercial	
Adjacent Zoning		
East	CSD-DPMU (Draper Point Mixed Use Commercial Special District)	
West	TSD	
North	TSD	
South	TSD	

The Transit Station District land use designation is characterized as follows:

Transit Station District

LAND USE DESCRIPTION	
CHARACTERISTICS	<ul style="list-style-type: none"> • Development within this land use category - often referred to as Transit Oriented Development - provides an alternative to standard, segregated zoning strategies • New development and zoning will be required to mix uses to support the ridership of transit and create unique walkable and bicycle friendly successful urban centers • Residential development densities and commercial floor area ratios within this district will be higher than those allowed in other parts of Draper City, and in some cases, significantly higher
LAND USE MIX	<ul style="list-style-type: none"> • Commercial • Residential • Public Uses • Office
DENSITY	<ul style="list-style-type: none"> • Density range: minimum 5-35 dwelling units per acre
COMPATIBLE ZONING	<ul style="list-style-type: none"> • Transit Station District (TSD)
LOCATION	<ul style="list-style-type: none"> • Adjacent to and near fixed guideway rail systems operated by the Utah Transit Authority
OTHER CRITERIA	<ul style="list-style-type: none"> • In order to mitigate the concerns of higher density and development intensity, more stringent design guidelines, architectural requirements, landscaping quality, and public space amenities will be required to be incorporated into new zoning categories and specific development proposals

According to Draper City Municipal Code (DCMC) Section 9-14-010 the purpose of the TSD zone is to *"promote transit oriented and transit supportive development in areas that are generally located near a commuter rail transit or rapid transit station and to maximize the*



flexibility of the development approval process so as to permit such development in a manner that is responsive to market demands and consistent with the purposes and objectives of the TSD." The TSD zoning designation is identified by the General Plan as a preferred zoning classification for the TSD land use designation.

Master Area Plan. Being assigned the TSD zoning classification, this property is subject to the terms of Chapter 9-14 of the DCMC. DCMC Section 9-14-060(B) of the chapter specifies that a Master Area Plan (MAP) must be submitted to the City, reviewed, and approved prior to the application for any development project within the TSD zone. DCMC Section 9-14-060(A) states that the intent of the MAP submission and approval is to *"provide an applicant of large or phased projects (MAP Area) with a mechanism to obtain the City's approval of a conceptual framework for such projects within the TSD. Public use spaces, proposed land uses, and specific design and development standards within the MAP Area shall be identified and a conceptual plan describing those elements of the MAP Area shall be part of the MAP. An approved MAP constitutes approval of a master plan that will guide future development within the MAP Area."*

The original MAP for this area was adopted in June, 2017. An updated MAP with additional design standards was adopted by the City Council in March, 2018. On May 4, 2020, the Zoning Administrator approved a minor amendment of the MAP to revise architectural standards for non-residential buildings, such as the clubhouse. The TSD zone has three intensity levels or zones for proposed development. The subject property is located in Area 3 or the lowest intensity zone. An update to the MAP was approved by City Council in early 2022 and that request amended the MAP to remove an office building and add two residential buildings. The request also included the removal of all references to a hotel from the design standards. A subsequent amendment in late 2023 removed office uses from the site, added a hotel back to the development and to updated the design guidelines for the development.

Site Plan Layout. The approved site plan shows the two residential buildings, three retail buildings and the hotel. The applicant has a client who desired to have more parking for their business and a smaller building (Exhibit F). Building A will be reduced in almost half and 14 parking stalls added. The building will continue to have a drive thru which meets all requirements for stacking and queuing. The building continues to meet all applicable setbacks for the MAP.

Table 2 Site Plan Design Requirements

Standard	Master Area Plan or Design Guidelines	Proposal	Notes
Setbacks	5 feet minimum	Minimum of 20 feet	

Landscaping and Lot Coverage. The applicant has provided a landscape plan which complies with the standards of the TSD zone and the MAP (Exhibit G). The landscape plan



continues to show defined entrances, landscaping throughout the project and a variety of tree, shrubs and groundcovers. Approximately 29.2% of the site area will be landscaped which is a slight increase of approximately 1% from the prior approval. All changes to the landscaping plan were to the area around the modified building and there were no changes to the rest of the site.

Table 3 Landscaping Design Requirements

Standard	Master Area Plan or Design Guidelines Requirements	Proposal	Notes
Overall Landscaping Coverage	20%	29.2%	
Parking Lot Landscaping	7%	7.3%	
Perimeter Landscaping	5 feet	Minimum 5 feet	
TSD Public Use Space	15%	29.3%	

Parking. The applicant has provided a total of 432 parking stalls for the entire project (Exhibit F). This is an increase of 14 parking stalls from the prior approval. The increase in parking stalls is acceptable to staff as there is no maximum parking requirement in the TSD zone. The proposed retail component meets the minimum standard but the proposed and potential uses are not all retail uses and may generate additional traffic and the need for additional parking. A shared perpetual parking easement is also included on the subdivision plat and parking is intended to be shared among uses for the proposed development and the existing residential units.

Table 4 Parking Lot Design Requirements

Standard	Master Area Plan or Design Guidelines Requirements	Proposal	Notes
Parking Required			
Retail	1.87 spaces per 1,000 net usable building area or 5 spaces	14 spaces	
Pedestrian Connections	Required between all access points and parking areas.	Sidewalks connect all buildings internally and to the public street	
Sidewalks	Minimum 5 feet	5 feet	



Architecture. The proposed retail designated buildings will all remain one story in height in line with prior approvals (Exhibit H). This site is located in Area 3 of the TSD zone and there is no minimum or maximum height for buildings in the zone. The adopted MAP has design standards for all of the building types and the proposed project meets those guidelines.

Table 5 Architectural Design Requirements

Standard	Master Area Plan or Design Guidelines Requirements	Proposal	Notes
Building Height			
Retail Buildings	No minimum required	Retail – up to 25 feet	
Building Orientation	No requirement for TSD-3 zone	N/A	
Materials			
Primary	More than one per side	Minimum of one per side and up to three per side.	

Lighting. No changes were proposed to the lighting plan. The site continues to meet all the requirements of the TSD zone.

Table 6 Lighting Design Requirements

Standard	Master Area Plan or Design Guidelines Requirements	Proposal	Notes
Parking Lot Lighting Levels	0.5 to 4 footcandles	0.5 to 4 footcandles	Complies with requirements

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

- E. *City Approval Criteria: Site plan and conditional use applications shall be reviewed for consistency with this chapter and an approved MAP, and upon a determination of such consistency, which determination shall not be unreasonably withheld or delayed, shall be approved pursuant to subsection B of this section. Notwithstanding the foregoing, any such approval may be conditioned upon the applicant's providing reasonable evidence to the city that such on site or off-site infrastructure improvements or facilities as the city reasonably determines are necessary to service the applicable portion of the MAP area have been installed or will be installed in connection with the development of the applicable portion of the MAP area.*



REVIEWS

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

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

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

STAFF RECOMMENDATION

Staff recommends that the Zoning Administrator review the request and approve the Site Plan Amendment application based on the findings and conditions listed below and the criteria for approval as listed within the staff report.

If the Zoning Administrator approves the request, staff suggests that the following conditions be included:

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.

This recommendation is based on the following findings for approval:

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 are consistent with DCMC Chapter 9-14 and the approved Master Area Plan.
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.

Brien Maxfield

Digitally signed by Brien Maxfield
DN: C=US,
E=brien.maxfield@draperutah.gov,
O=Draper, OU=Public Works -
Engineering, CN=Brien Maxfield
Date: 2024.11.05 14:49:53-07'00'

Draper City Public Works Division

Matthew Symes

Digitally signed by Matthew Symes
DN: C=US, E=matl.symes@draperutah.gov,
O=Draper City Corp., CN=Matthew Symes
Date: 2024.10.31 10:05:09-06'00'

Draper City Building 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: 2024.10.31 11:21:47-06'00'

Draper City Fire Department

Todd A. Draper

Digitally signed by Todd A.
Draper
DN: C=US,
E=todd.draper@draper.ut.us,
O=Draper City Planning,
CN=Todd A. Draper
Date: 2024.10.31
10:19:55-06'00'

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.

1. No additional comments.

Building Division Review.

1. No additional comments received.

Engineering and Public Works Divisions Review.

1. RMP concrete pads are located with the clear view triangles located at access(es) and a points within the development where visibility is required. Verify the proposed electric equipment do not exceed three feet in height maximum. Power structures that exceed this height will be required to be relocated. (Relocate pads away from access a minimum of 15 feet (typical) to be located outside clear view triangle.)

Fire Division Review.

1. Fire Department Access is required. An unobstructed minimum road width of twenty-four feet exclusive of the shoulders and a minimum height of thirteen feet six 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 feet. There shall be a maximum grade of 10%. Grades may be checked prior to building permits being issued.
2. Fire Hydrants are required. Hydrants are required for this project. They shall be, protected with bollards if susceptible to vehicle damage. Fire Flow for the buildings shall be a minimum of 2,000 GPM @ 20 p.s.i. residual pressure.
3. Hydrants and Site Access. All hydrants and a form of acceptable temporary Fire Department Access to the site shall be installed and APPROVED by the Fire Department prior to the issuance of any Building Permits. If at any time during the building phase any of the hydrants or temporary Fire Department Access becomes non-compliant any and all permits could be revoked.
4. 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.
5. Fire Sprinklers Required. A deferred submittal for a NFPA 13 fire sprinkler shop drawings are to be sent via email to: Don Buckley at fire.permits@draperutah.gov. A complete set of plans, with manufacturer cut sheets, and hydraulic calculations.

Plans must be stamped by a NICET level III or better in Auto Sprinkler Layout. There needs to be a hydrant within 100 feet of the FDC. FDC is required to have KNOX Locking Caps. ALL FIRE PROTECTION PLANS REQUIRE 3rd PARTY REVIEW PRIOR TO BE SUBMITTED TO THE DRAPER FIRE DEPARTMENT.

6. Fire Department Connection (FDC): The FDC is required as part of a water-based suppression system as the auxiliary water supply. The FDC will give the Fire Department the capability to supply additional pressure necessary to the automatic fire sprinkler system and the standpipe system. The FDC will be located at the entrance to the building and will be within 100-feet of the fire hydrant. The FDC will be located to ensure connected hoses which supply the system will not obstruct access to the buildings for other fire apparatus. The final location of FDC will be approved by the Fire Marshal.
7. Fire Alarm Required. A deferred submittal for fire alarm shop drawings are to be sent via email to the following to: Don Buckley at fire.permits@draperutah.gov. A complete set of plans, with manufacturer cut sheets, and battery calculations. Plans must be stamped by a NICET level III or better in Fire Alarm Systems. ALL FIRE ALARM PLANS REQUIRE 3rd PARTY REVIEW PRIOR TO BE SUBMITTED TO THE DRAPER FIRE DEPARTMENT.
8. IFC SECTION 3310 ACCESS FOR FIRE FIGHTING DURING CONSTRUCTION
3310.1.1 Required access. Approved vehicle access for firefighting shall be, provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet 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.
 - a. 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 provided in Section 3308. Fire apparatus must be able to get within 100 feet of any installed fire department connection supplying water to temporary or permanent fire protection systems. Access roads must support the weight of the heaviest vehicle that might respond. The weight requirements are available from the local fire department. All-weather surfaces are required because the responding Fire Department should not waste time moving snow or trying to get out of mud.

9. 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.
10. Knox Boxes Required. Fire Department "Knox Brand" lock box to be mounted to exterior walls, near the main entrance and/or nearest the door serving the exterior access to the fire sprinkler riser room. At a height of 5 feet to the top of the box). Lock box purchase can be arranged by the General Contractor.
11. 2A-10BC Fire Extinguishers required. The extinguisher needs to be a serviceable type meaning metal head and metal neck. Extinguishers need to be located in a conspicuous location where they will be readily accessible and immediately available for use. Placed every 75 feet of travel. If in cabinet or not the extinguisher or cabinet needs to be mounted so that the top is not more than five feet above the floor.
12. 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.

Legal Review.

1. No additional comments provided.

EXHIBIT B
VICINITY MAP



Vista 600 Phase 2 Site Plan Building A
13677 S. 600 West

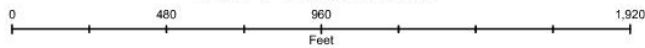


EXHIBIT C
AERIAL MAP



Vista 600 Phase 2 Site Plan Building A
13677 S. 600 West

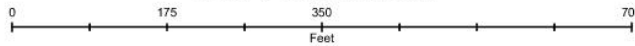


EXHIBIT D
LAND USE MAP

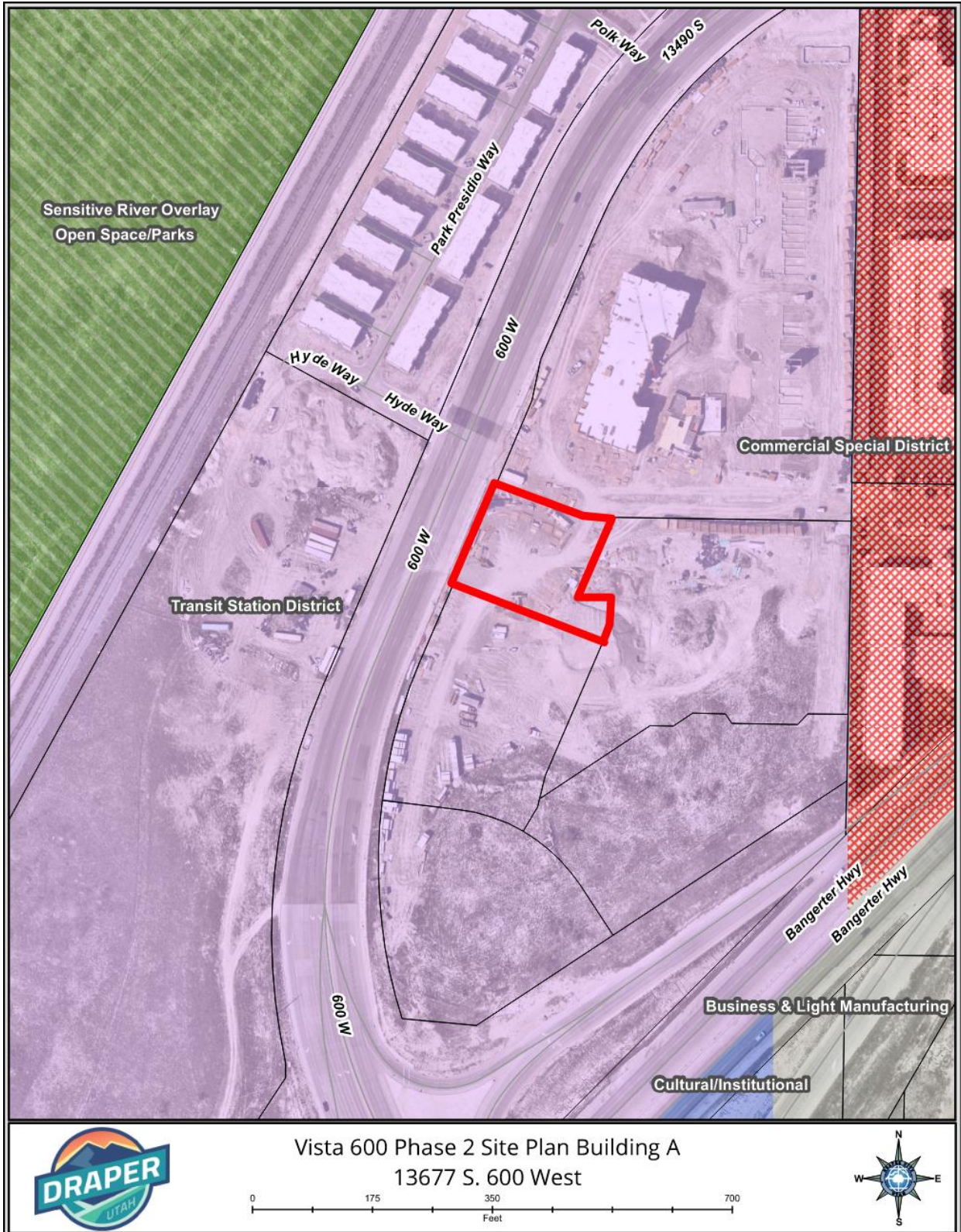
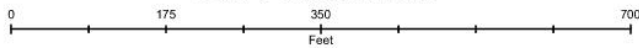


EXHIBIT E
ZONING MAP



Vista 600 Phase 2 Site Plan Building A
13677 S. 600 West

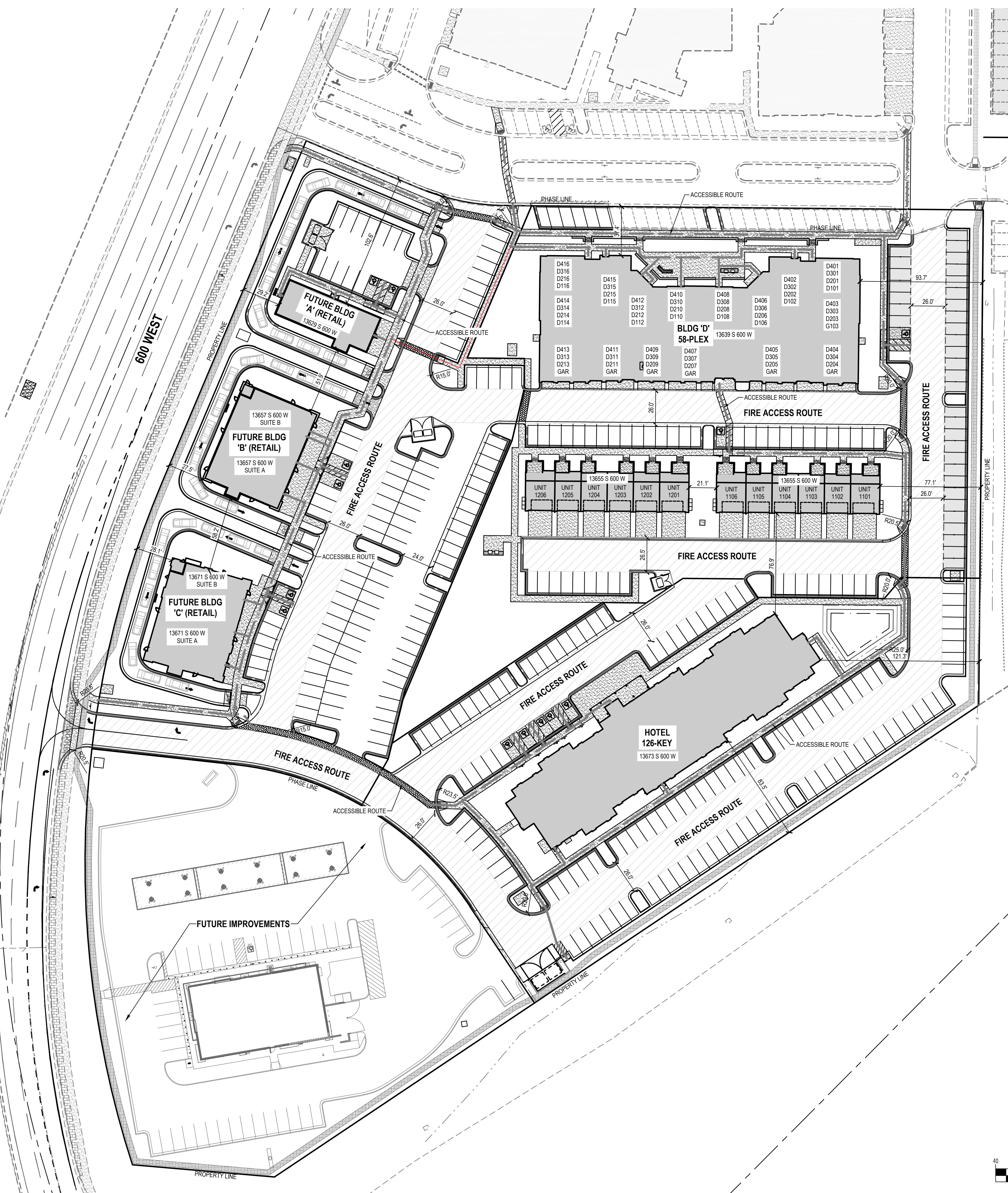


**EXHIBIT F
SITE PLAN**

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

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

BENCHMARK
NORTHWEST QUARTER CORNER OF SECTION
01, TOWNSHIP 4 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV = 4364.92'



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

SITE TABLE		
TOTAL ACREAGE	6.98 AC	
OPEN SPACE	1.32 AC	18.9%
PUBLIC USE SPACE	0.724 AC	10.4%
IMPERVIOUS SPACE	4.34 AC	62.2%
BUILDING AREA	1.32 AC	18.9%
TOTAL UNITS	196	
DENSITY	28.01 UNITS/AC	
ROW AREA	0	

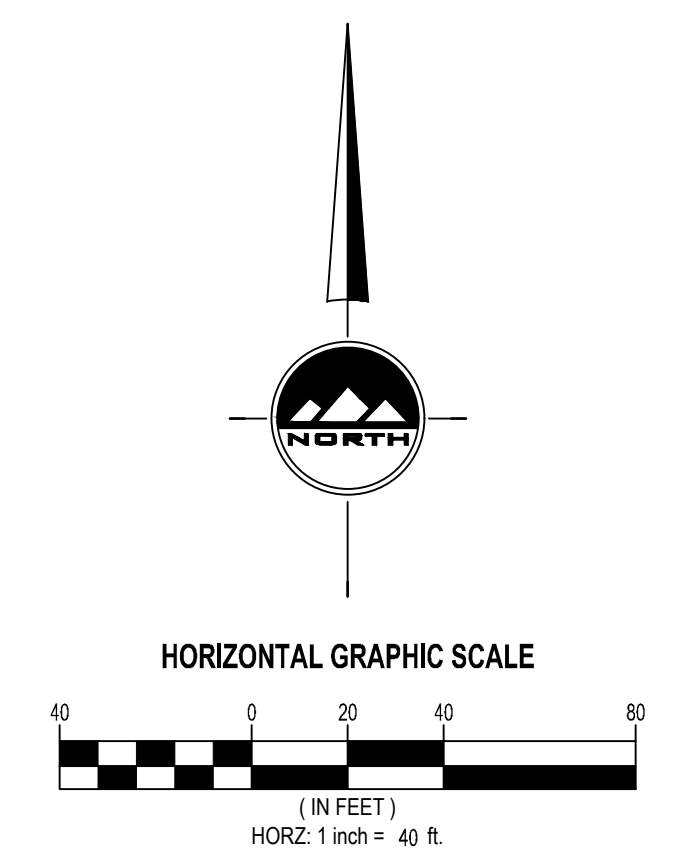
RETAIL		
BUILDING FOOTPRINT AREAS		
BUILDING A	2,157 SF	
BUILDING B	4,370 SF	
BUILDING C	4,409 SF	
PARKING CALCULATIONS	REQ.	PRO.
SURFACE PARKING	26	116
ADA (TOTAL)	2	6
TOTAL PARKING	26*	116

RESIDENTIAL		
TOTAL APT UNITS	58	
TOTAL TOWNHOME UNITS	12	
BUILDING FOOTPRINT AREAS		
BUILDING D	21,029 SF	
TOWNHOMES	7,388 SF	
PARKING CALCULATIONS	REQ.	PRO.
SURFACE PARKING		47
COVERED PARKING		36
DRIVEWAY PARKING	118	24
GARAGE		60
ADA (TOTAL)	3	3
TOTAL PARKING	118*	167

HOTEL		
TOTAL UNITS	126	
BUILDING FOOTPRINT AREAS		
HOTEL	15,161 SF	
PARKING CALCULATIONS	REQ.	PRO.
SURFACE PARKING	95	135
ADA	4	5
TOTAL PARKING	95*	135

SITE LANDSCAPED PARKING AREA		
COMMERCIAL PARKING AREA	108377 SF	
REQ. LANDSCAPED AREA	7586 SF	7.0%
PRO. LANDSCAPED AREA	7960 SF	7.3%
MULTIFAMILY PARKING AREA	49708 SF	
REQ. LANDSCAPED AREA	4971 SF	10.0%
PRO. LANDSCAPED AREA	10487 SF	21.1%

* RETAIL STALLS REQUIRED = 1.87 STALLS * (13,797 SQ FT / 1,000 SQ FT NET USABLE BUILDING AREA)
 † RESIDENTIAL STALLS REQUIRED = 1.68 STALLS PER UNIT * (70 UNITS)
 ‡ HOTEL STALLS REQUIRED = 0.75 STALLS PER ROOM * (126 ROOMS)



LINETYPE LEGEND	
—	AR = ADA ACCESSIBLE ROUTE

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
WASATCH RESIDENTIAL GROUP
620 SOUTH STATE STREET
SALT LAKE CITY, UT 84111

CONTACT:
ERIC WINTERS
PHONE: 385.375.1324

**VISTA 600 WEST
PHASE 2
13677 SOUTH 600 WEST
DRAPER, UTAH**

PROFESSIONAL ENGINEER
RILEY FORD
10/2/24
DATE OF UTAH

NO. DATE REVISION
1 08/05/2024 10/02/2024 ADDED DIMENSIONS RETAIL CALCULATION

OVERALL SITE PLAN

PROJECT NUMBER 7928B PRINT DATE 10/2/24
PROJECT MANAGER RWF DESIGNED BY RWF

C-100

EXHIBIT G
LANDSCAPE PLAN

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONT.	QTY
DECIDUOUS TREES				
	ACER FREEMANII 'AUTUMN BLAZE' / AUTUMN BLAZE MAPLE	2" CAL.	B&B	30
	CARPINUS BETULUS 'FRANZ FONTAINE' / FRANZ FONTAINE HORNBEAM	2" CAL.	B&B	8
	CERCIS CANADENSIS 'FOREST PANSY' TM / FOREST PANSY REDBUD	2" CAL.	B&B	7
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER LOCUST	3" CAL.	B&B	5
	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' / SUNBURST COMMON HONEYLOCUST	2" CAL.	B&B	15
	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' / SLENDER SILHOUETTE SWEET GUM	2" CAL.	B&B	7
	ZELKOVA SERRATA 'MUSASHINO' / MUSASHINO ZELKOVA	2" CAL.	B&B	10
SHRUBS				
	BUXUS MICROPHYLLA 'WINTER GEM' / GLOBE WINTER GEM BOXWOOD	5 GAL.		13
	CORNUS ALBA 'BAILHALO' / IVORY HALO@ TATARIAN DOGWOOD	5 GAL.		252
	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH	5 GAL.		215

	HYDRANGEA PANICULATA 'LIMELIGHT' / LIMELIGHT PANICLE HYDRANGEA	5 GAL.		67
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL.		633
	SPIRAEA JAPONICA 'LITTLE PRINCESS' / LITTLE PRINCESS JAPANESE SPIREA	5 GAL.		377
EVERGREEN SHRUBS				
	JUNIPERUS HORIZONTALIS 'PRINCE OF WALES' / PRINCE OF WALES JUNIPER	5 GAL.		12
GRASSES				
	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	1 GAL.		245
	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	1 GAL.		114
ORNAMENTAL GRASSES				
	CALAMAGROSTIS BRACHYTRICHA / KOREAN FEATHER REED GRASS	1 GAL.		798
	MISCANTHUS SINENSIS 'ZEBRINUS' / ZEBRA EULALIA GRASS	1 GAL.		402
PERENNIALS				
	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL.		438

SYMBOL	BOTANICAL / COMMON NAME	CONT.	HZONE	SPACING	QTY
	1" GRAY ROCK MULCH - MINIMUM 3" DEPTH	SOIL			45,702 SF
	WASATCH GRAY CRUSHER FINES (CHAT)	ROCK MULCH			4,118 SF
	TURF GRASS	SOD			20,955 SF

LANDSCAPING REQUIREMENTS

- TREES PROVIDED ARE WATER-WISE/BROUGHT TOLERANT, PLANTED IN APPROPRIATE AREAS, NONINVASIVE, AND LOW MAINTENANCE.
- SHRUBS PLANTED ALONG BUFFER/PERIMETER ARE A MINIMUM OF 18" IN HEIGHT
- SHRUBS PLANTED ALONG EXTERIOR PARKING LOTS PROVIDED SUFFICIENT HEIGHT/ROW TO BLOCK TRESPASS.
- TURF TO NOT EXCEED 20% OF LANDSCAPE AREA - AMOUNT OF TURF PROVIDED 19.7%
- TURF AREAS PROVIDED AREA A MINIMUM OF 8FT IN WIDTH.
- LANDSCAPE EDGING USED TO SEPARATE PLANTING BEDS FROM TURF AND OTHER PLANTED AREAS.

PERIMETER PLANTINGS ALONG STREET: 600 WEST

REQUIRED: PER 100FT

TOTALS REQUIRED:

9 DECIDUOUS TREES	PROVIDED - 12
5 EVERGREEN TREE	PROVIDED - 5
70 SHRUBS	PROVIDED - 256
440 SQ. FT. PLANTING BEDS	PROVIDED - 3,772 SQ. FT.

PERIMETER PLANTINGS ALONG INTERIOR LOT LINES:

REQUIRED ALONG BUILDING: PER 100FT (88 FT)

1 DECIDUOUS TREE	PROVIDED - 2
5 SHRUBS	PROVIDED - 19

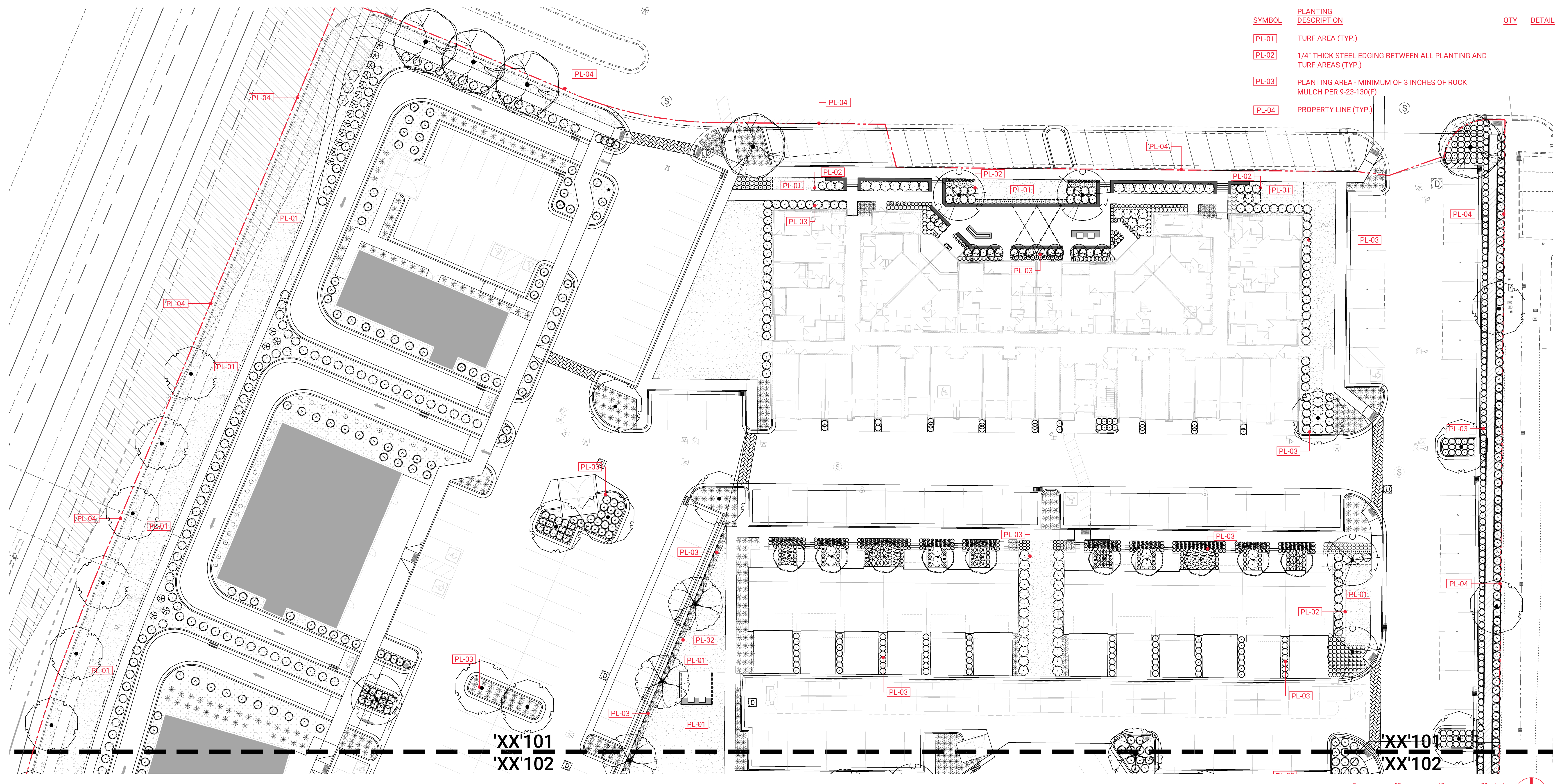
REQUIRED ALONG PARKING: PER 100FT (770 FT)

8 DECIDUOUS TREE	PROVIDED - 10
72 SHRUBS	PROVIDED - 479

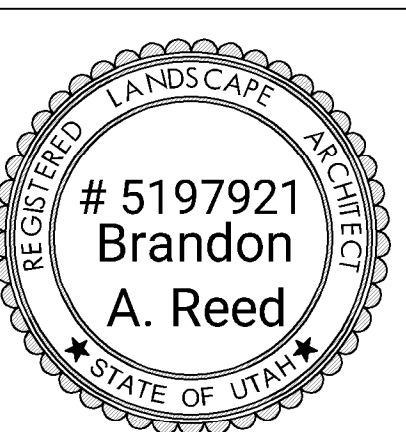
AREA	REQUIRED LANDSCAPE AREA	PROVIDED LANDSCAPE AREA
SITE LANDSCAPE PARKING AREA	108,377 SF	7,586 SF - 7.0%
COMMERCIAL PARKING AREA	7,960 SF - 7.3%	
MULTIFAMILY PARKING AREA	49,708 SF	4,971 SF - 10.0%
REQUIRED LANDSCAPE AREA	10,487 SF - 21.1%	

REFERENCE NOTES SCHEDULE

SYMBOL	PLANTING DESCRIPTION	QTY	DETAIL
PL-01	TURF AREA (TYP.)		
PL-02	1/4" THICK STEEL EDGING BETWEEN ALL PLANTING AND TURF AREAS (TYP.)		
PL-03	PLANTING AREA - MINIMUM OF 3 INCHES OF ROCK MULCH PER 9-23-130(F)		
PL-04	PROPERTY LINE (TYP.)		



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VISTA 11 SOUTH
600 WEST /
DRAPER / UT

DATE // 07.23.24
PROJECT NO. // 2321
DRAWN BY // RAL
CHECKED BY // NKJ

REVISIONS //

NOT FOR CONSTRUCTION

TITLE // PLANTING PLAN

SHEET // LP101

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONT.	QTY
DECIDUOUS TREES				
	ACER FREEMANII 'AUTUMN BLAZE' / AUTUMN BLAZE MAPLE	2" CAL.	B&B	30
	CARPINUS BETULUS 'FRANZ FONTAINE' / FRANZ FONTAINE HORNBEAM	2" CAL.	B&B	8
	CERCIS CANADENSIS 'FOREST PANSY' TM / FOREST PANSY REDBUD	2" CAL.	B&B	7
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER LOCUST	3" CAL.	B&B	5
	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' / SUNBURST COMMON HONEYLOCUST	2" CAL.	B&B	15
	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' / SLENDER SILHOUETTE SWEET GUM	2" CAL.	B&B	7
	ZELKOVA SERRATA 'MUSASHINO' / MUSASHINO ZELKOVA	2" CAL.	B&B	10
SHRUBS				
	BUXUS MICROPHYLLA 'WINTER GEM' / GLOBE WINTER GEM BOXWOOD	5 GAL.		13
	CORNUS ALBA 'BAILHALO' / IVORY HALO® TATARIAN DOGWOOD	5 GAL.		252
	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH	5 GAL.		215
	HYDRANGAEA PANICULATA 'LIMELIGHT' / LIMELIGHT PANICLE HYDRANGAEA	5 GAL.		67
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL.		633

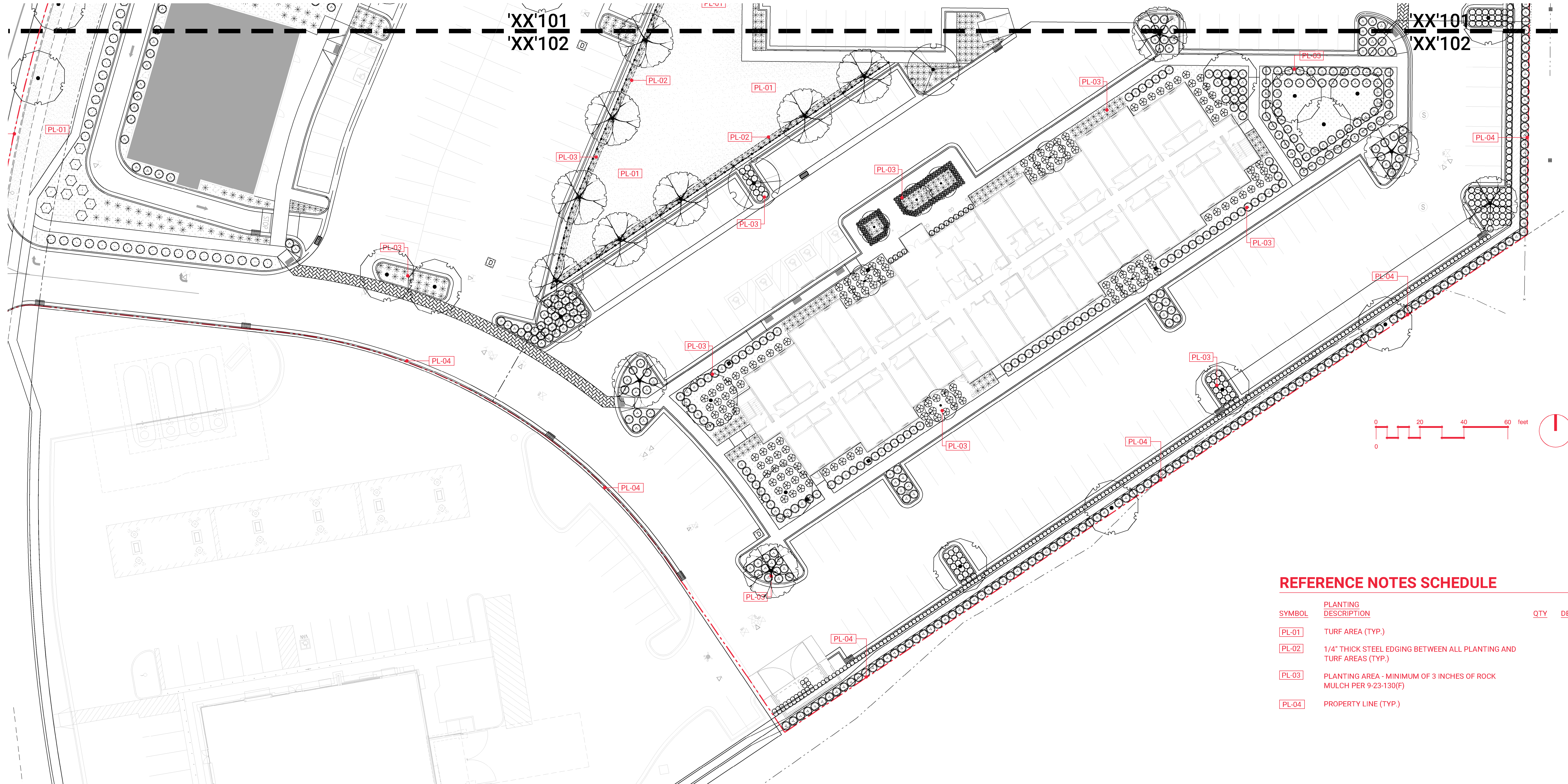
	SPIRAEA JAPONICA 'LITTLE PRINCESS' / LITTLE PRINCESS JAPANESE SPIREA	5 GAL.		377
EVERGREEN SHRUBS				
	JUNIPERUS HORIZONTALIS 'PRINCE OF WALES' / PRINCE OF WALES JUNIPER	5 GAL.		12
GRASSES				
	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	1 GAL.		245
	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	1 GAL.		114
ORNAMENTAL GRASSES				
	CALAMAGROSTIS BRACHYTRICHA / KOREAN FEATHER REED GRASS	1 GAL.		798
	MISCANTHUS SINENSIS 'ZEBRINUS' / ZEBRA EULALIA GRASS	1 GAL.		402
PERENNIALS				
	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL.		438
SYMBOL BOTANICAL / COMMON NAME CONT HZONE SPACING QTY				

ROCK MULCH				
	1" GRAY ROCK MULCH - MINIMUM 3" DEPTH	SOIL		45,702 SF
	WASATCH GRAY CRUSHER FINES (CHAT)	ROCK MULCH		4,118 SF
SOD/SEED				
	TURF GRASS	SOD		20,955 SF

LANDSCAPING REQUIREMENTS

- TREES PROVIDED ARE WATER-WISE/BROUGHT TOLERANT, PLANTED IN APPROPRIATE AREAS, NONINVASIVE, AND LOW MAINTENANCE.
- SHRUBS PLANTED ALONG BUFFER/PERIMETER ARE A MINIMUM OF 18" IN HEIGHT
- SHRUBS PLANTED ALONG EXTERIOR PARKING LOTS PROVIDED SUFFICIENT HEIGHT/ROW TO BLOCK TRESPASS.
- TURF TO NOT EXCEED 20% OF LANDSCAPE AREA - AMOUNT OF TURF PROVIDED 19.7%
- TURF AREAS PROVIDED AREA A MINIMUM OF 8FT IN WIDTH.
- LANDSCAPE EDGING USED TO SEPARATE PLANTING BEDS FROM TURF AND OTHER PLANTED AREAS.

PERIMETER PLANTINGS ALONG STREET: 600 WEST	
REQUIRED: PER 100FT	
TOTALS REQUIRED:	
9 DECIDUOUS TREES	PROVIDED - 12
5 EVERGREEN TREE	PROVIDED - 5
70 SHRUBS	PROVIDED - 256
440 SQ. FT. PLANTING BEDS	PROVIDED - 3,772 SQ. FT.
PERIMETER PLANTINGS ALONG INTERIOR LOT LINES:	
REQUIRED ALONG BUILDING: PER 100FT (88 FT)	
1 DECIDUOUS TREE	PROVIDED - 2
5 SHRUBS	PROVIDED - 19
REQUIRED ALONG PARKING: PER 100FT (770 FT)	
8 DECIDUOUS TREE	PROVIDED - 10
72 SHRUBS	PROVIDED - 479
SITE LANDSCAPE PARKING AREA	
COMMERCIAL PARKING AREA	108,377 SF
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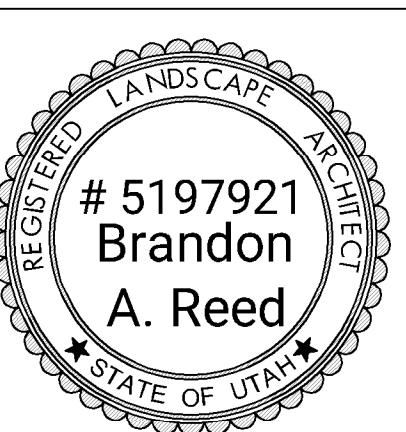


REFERENCE NOTES SCHEDULE

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PL-01	TURF AREA (TYP.)		
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DESIGNING OUTDOOR LIVING EXPERIENCES.
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THE DESIGNER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY PERMITS AND APPROVALS FOR THE LANDSCAPE DESIGN AND CONSTRUCTION. THE CLIENT SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS FOR THE CONSTRUCTION OF THE LANDSCAPE. THE DESIGNER SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS FOR THE CONSTRUCTION OF THE LANDSCAPE.



VISTA 11 SOUTH
600 WEST / DRAPER / UT

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PROJECT NO. // 2321
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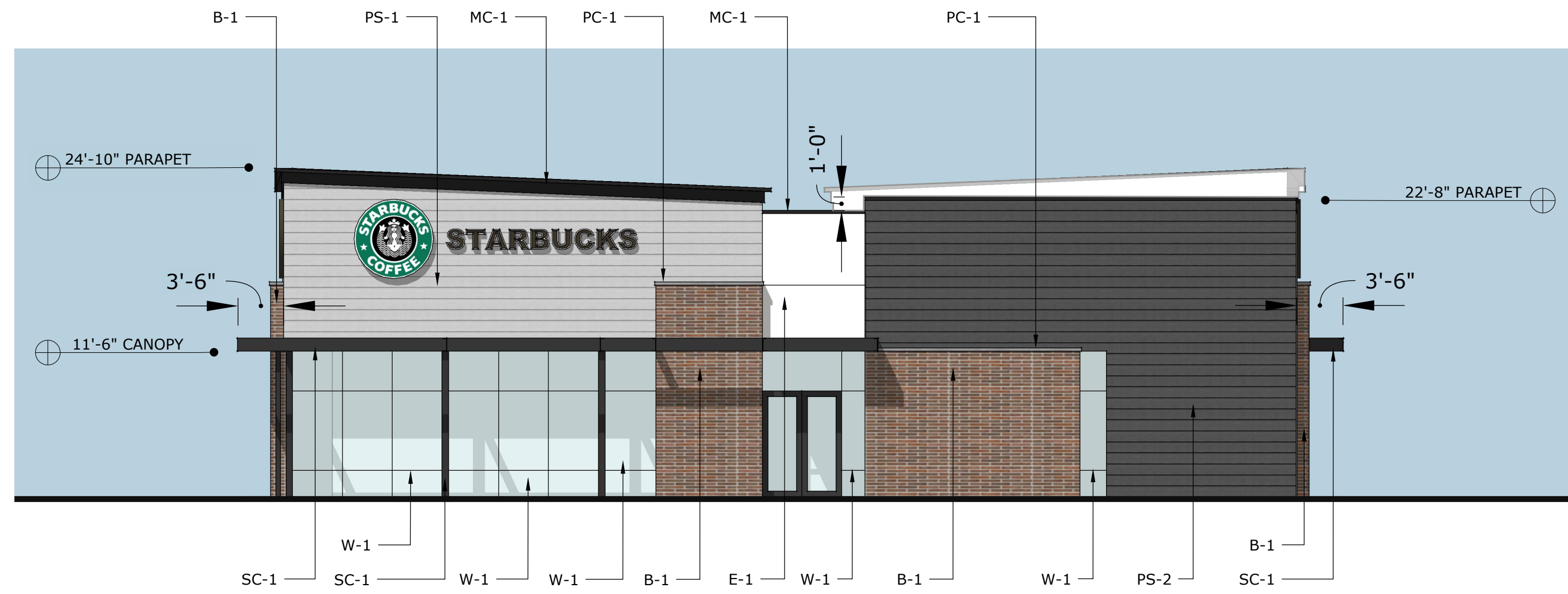
REVISIONS //

NOT FOR CONSTRUCTION

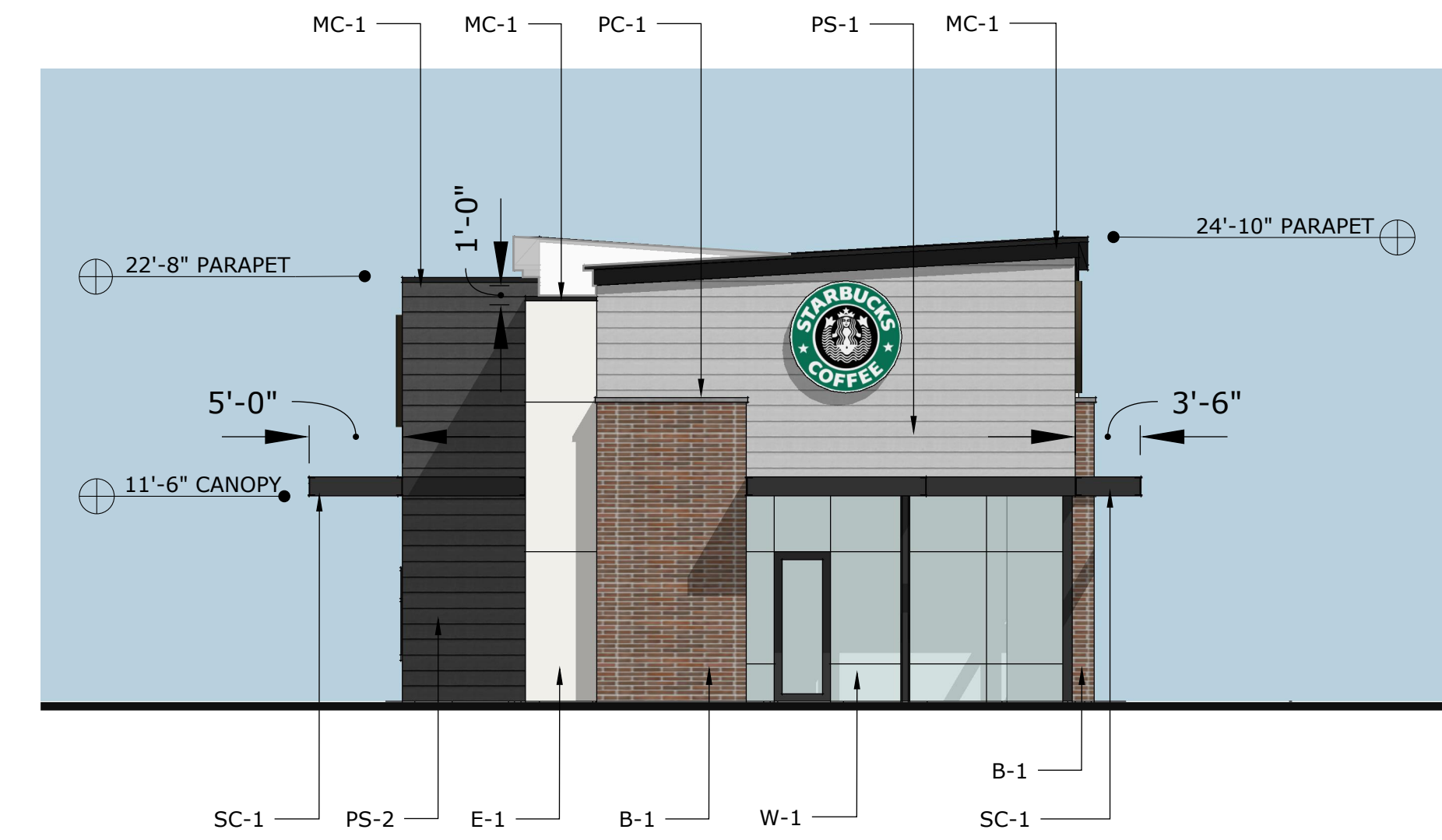
TITLE // PLANTING PLAN

SHEET // LP102

EXHIBIT H
ELEVATIONS



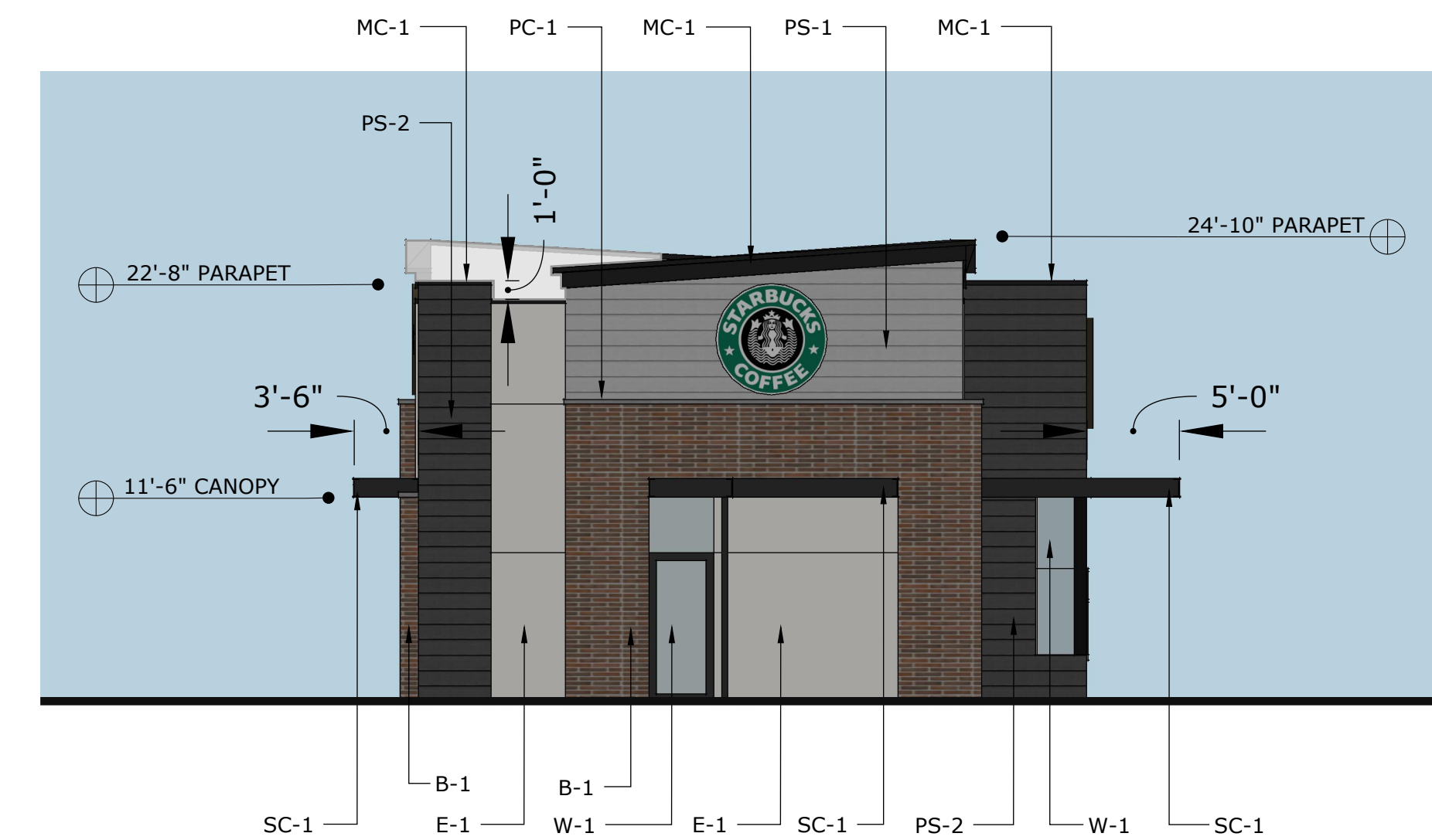
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



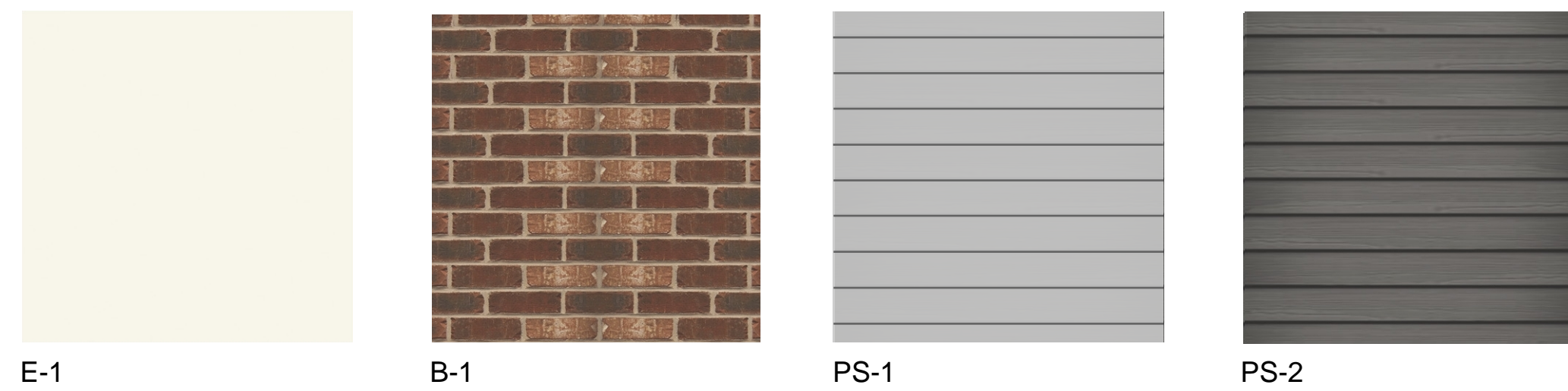
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



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



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



- E-1 EIFS: SHERWIN WILLIAMS, SNOWBOUND SW7004
- B-1 THIN BRICK: SUMMIT BRICK, HERITAGE HILLS (MORTAR - 860 IRON OXIDE)
- PS-1 PAINTED CEMENTITIOUS PLANK SIDING: SMOOTH PLANK, SHERWIN WILLIAMS PASSIVE SW 7064
- PS-2 PAINTED CEMENTITIOUS PLANK SIDING: SMOOTH PLANK, SHERWIN WILLIAMS IRON ORE SW 7069
- PC-1 PRECAST CONCRETE CAP: NATURAL FINISH
- SC-1 PAINTED STEEL CANOPY: SHERWIN WILLIAMS BLACK MAGIC SW 6991
- MC-1 PRE FINISHED METAL CAP FLASHING - CMG METALS, MATTE BLACK
- W-1 ALUMINUM STOREFRONT - KAWNEER, EXTRA DARK BRONZE



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VISTA 600 PHASE II: RETAIL BUILDING A - STARBUCKS

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July 22, 2024



SOUTHEAST ELEVATION



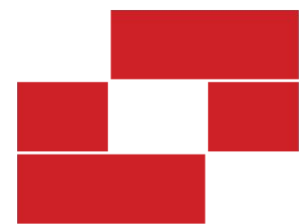
NORTHEAST ELEVATION



SOUTHWEST ELEVATION



NORTHWEST ELEVATION



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TF-01

July 22, 2024