

PARKING TOTALS:

ON GRADE:	251 STALLS
BELOW GRADE:	191 STALLS
TOTAL PARKING:	442 STALLS
(INCLUDES 10 H/C STALLS)	

PARKING LEVEL PLAN OVERALL

SCALE: 1" = 22'-0"

REVISION	BY



NEW RESIDENTIAL DEVELOPMENT
JORDAN STATION APARTMENTS
 10464 SOUTH JORDAN GATEWAY

Architects
 Raymond Van Noyes & Associates, Inc.
 10000 WOODBURN AVENUE, SUITE 100
 WOODBURN, MARYLAND 21786

DESIGN OFFICE
DATE
SCALE
PROJECT
NO.
DATE
BY
CHKD BY
DATE

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UNIT TOTALS:
 1 BDRM: 186 UNITS
 2 BDRM: 116 UNITS

279
 232

 511

ARCHITECTURAL SITE PLAN



DATE	BY



NEW RESIDENTIAL DEVELOPMENT
 JORDAN STATION APARTMENTS
 10484 SOUTH JORDAN GATEWAY

ARCHITECTS
 MacFarland, Van Noy & Assoc., Inc.
 10484 SOUTH JORDAN GATEWAY
 SALT LAKE CITY, UT 84124

PROJECT	DATE

SD-1.1







BRATT, INC.
 GENERAL CONTRACTORS
 LANDSCAPE ARCHITECTS
 LANDSCAPE CONTRACTORS
 1000 N. W. 10th St., Ft. Lauderdale, FL 33304
 (305) 555-1111



NEW RESIDENTIAL DEVELOPMENT AT
JORDAN STATION APARTMENTS
 10400 SOUTH JORDAN GATEWAY

Architects
 Raymond Van Norder & Assoc. Inc.
 1000 N. W. 10th St., Ft. Lauderdale, FL 33304
 (305) 555-1111

DATE	02/27/14
BY	
SCALE	
PROJECT	
SHEET	

L101

Architects

Raymond • Van Nosedol & Assoc. Inc
ARCHITECTS • PLANNERS

RESPONSE TO PLAN REVIEW COMMENTS

Jordan Station Apartments

June 20, 2014

Plan Review Dated June 4, 2014

By Damir Drozdek

Site Plan CS.2

1. Done
2. Done
3. Done
4. Done
5. Prefer no sidewalk due to grade changes.
6. Done

Parking Level Plan A-1.1

7. Corrected
8. Corrected - See 10 stalls
9. Done
10. Done
11. Done
12. Done

Architectural Site Plan SD-1.1

13. Done
14. Done
15. Done
16. Done
17. Done



Architectural Details SD-1.2

- 18. See Det. 8/SD-1.2
- 19. Ok - will do

Building Elevations A-2.1

- 20. Done

Landscaping L101

- 21. Done
- 22. Done
- 23. Done
- 24. OK
- 25. Done
- 26. Done
- 27. Done
- 28. Small trees needed due to power lines. Note Eastern Redbud selected.
- 29. Done
- 30. Done
- 31. OK

Landscape Details L102

- 32. See Civil
- 33. Done

Miscellaneous

- 34. Gas meters are in parking garage
- 35. See Sheet

David L. Alvord, *Mayor*
Mark Seethaler, *Councilman*
Chuck Newton, *Councilman*
Donald J. Shelton, *Councilman*
Steve Barnes, *Councilman*
Christopher J. Rogers, *Councilman*



PH: 801.254.3742 EMAIL: info@sjc.utah.gov FAX: 801.254.3393

NOTICE OF PUBLIC HEARING

June 10, 2014

Dear Property Owner:

Construction Management has submitted an application for site plan approval to construct two multi-family buildings consisting of approximately 300 residential units. In addition to residential units, a portion of one building will also contain commercial space. The project is located at 10460 S. Jordan Gateway. The project area is 11.5 acres. It is zoned MU-TOD (Mixed Use Transit Oriented Development). Salt Lake County records indicate that you own property within 300' of the subject property or are one of the public entities that may be affected by this proposal.

A Public Hearing regarding this proposal will be held before the South Jordan City Planning Commission on **Tuesday, June 24, 2014** at 6:30 p.m. at the South Jordan City Hall located at 1600 West Towne Center Drive, South Jordan, Utah. All interested parties are invited to attend.

A location map and a copy of the proposed Site Plan are attached to this notice and are also available for public review at the South Jordan Planning & Zoning Department located on the 2nd floor of the City offices during regular business hours.

Should you desire further information, you may contact:

Project Applicant: Dale Watson, Business Phone: (801) 809-4214

or the Planning and Zoning Staff at the City offices or by telephone at (801) 254-3742 during regular business hours.

Sincerely,

Damir Drozdek, AICP
Planner III
Development Services



RESIDENT 27123760210000
1600 W TOWNE CENTER DR
SOUTH JORDAN UT 84095

RESIDENT 27131760280000
1600 W TOWNE CENTER DR
SOUTH JORDAN UT 84095

RESIDENT 27131780100000
2020 PEBBLE CREEK RD
SPRINGVILLE UT 84663

RESIDENT 27131000300000
125 S STATE ST # 6107
SALT LAKE CITY UT 84111

RESIDENT 27131760410000
2020 PEBBLE CREEK DR
SPRINGVILLE UT 84063

RESIDENT 27131780110000
2020 PEBBLE CREEK RD
SPRINGVILLE UT 84663

RESIDENT 27131000580000
10376 JORDAN GATEWAY #100
SOUTH JORDAN UT 84095

RESIDENT 27131770020000
PO BOX 30810
SALT LAKE CITY UT 84130

RESIDENT 27131780120000
2020 PEBBLE CREEK RD
SPRINGVILLE UT 84663

RESIDENT 27131000590000
139 GELBERT DR
TIBERON CA 94920

RESIDENT 27131770030000
10499 S JORDAN GATEWAY
SOUTH JORDAN UT 84095

RESIDENT 27131000670000
825 NE MULTNOMAH ST #1900
PORTLAND OR 97232

RESIDENT 27131770050000
1530 S 500 W
SOUTH SALT LAKE UT 84115

RESIDENT 27131000680000
825 NE MULTNOMAH ST #1900
PORTLAND OR 97232

RESIDENT 27131770070000
10421 JORDAN GATEWAY #600
SOUTH JORDAN UT 84095

RESIDENT 27131000690000
825 NE MULTNOMAH ST #1900
PORTLAND OR 97232

RESIDENT 27131780010000
406 W SOUTHJORDAN PKWY
SOUTH JORDAN UT 84095

RESIDENT 27131000700000
825 NE MULTNOMAH ST #1900
PORTLAND OR 97232

RESIDENT 27131780070000
5414 OBERLINE DR

RESIDENT 27131260020000
PO BOX 30810
SALT LAKE CITY UT 84130

STE 140
SAN DIEGO CA 92121

RESIDENT 27131260040000
10421 JORDAN GATEWAY #600
SOUTH JORDAN UT 84095

RESIDENT 27131780090000
2020 PEBBLECREEK RD
SPRINGVILLE UT 84663

AVERY® 5160®



Bend along line to
expose Pop-up Edge™

Feed Paper

Easy Peel® Labels
Use Avery® Template 5160®

Memo

Landscaping L101

21. Landscape and irrigation plans must be stamped and signed by a licensed landscape architect.
22. Shade trees required every three parking stalls in single-row parking and every six stalls for double-row parking.
23. Shade trees required at all parking row ends.
24. All utility boxes must be screened from view (show all and how to screen them).
25. See comment #2.
26. Street trees should be planted along the north drive (in the parkstrip).
27. Street trees must be planted every 30' on center.
28. Please choose a different tree for parkstrip along Jordan Gateway. The crabapple proposed to be planted is short and limbs grow close to the ground. Choose a better suited tree for street tree. If you can go with something bigger, great. Don't know if there are any conflicts with RMP corridor.
29. Please label/call out trees.
30. Show scale.
31. Do not plant evergreen trees in the parkstrip.

Landscape Details L102

32. You show 39,000 sq.ft. for landscaping while civil plans show 48,000 sq. ft. of landscaping? Which one is correct?
33. You are required to have one tree for every 500 sq. ft. of landscaping. You must have an even 50/50 split of deciduous and evergreen trees on site. Required parking lot trees and street trees are excluded from this calculation.

Miscellaneous

34. Where is mechanical equipment located (must be screened from view)?
35. Where are all gas/electrical meters located (must be hidden from the main streets).

Please submit two full sized and two 11X17 sized plan sets. Return all redlines and comment sheets. Respond in writing to all questions and comments.

ARCHITECTURAL REVIEW COMMITTEE MINUTES

Wednesday, May 14, 2014

www.sjc.utah.gov

8:00 A. M. Roll Call:

Committee Members present: Claron Parry, Sean Morrissey, Greg Schindler, Ty Montalvo

Guests:

I GENERAL BUSINESS ITEMS

- A. File # SP-2014.15, South Jordan Jiffy Lube, located at 3335 West 10400 South, Richard Schettler, (agent), Damir Drozdek, (planner).

Issues:

Applicant was not aware of meeting, arrived late. Committee discussed project and made recommendations regarding changes.

1. Committee preferred color scheme shown on elevation drawings over materials board.
2. Committee determined that the south side of the building had insufficient rock on the exterior. Also, the zoning ordinance requires that all sides of the building be treated similarly in regards to the amount of masonry and other exterior amenities.

Course of Mitigation:

1. Stucco color E-1 'Pecos' is to be changed to a dark brown matching what is shown on the colored exterior elevation drawings.
2. The amount of stone on the south elevation is to be increased by adding stone to complete the wainscot and bring it higher on the building on the columns between the garage doors. Increase the amount of stone on the north side by extending the wainscot across the entire building.

Outcome:

Applicant is to provide updated drawings and materials board to staff prior to Planning Commission.

- B. File # SP-2014.14, **Jordan Station**, located at 10464 South Jordan Gateway, Micah Lewis, (agent), Damir Drozdek, (planner). *Returning item*

Issues:

Application was previously reviewed on May 7, 2014. At that time applicant was asked to increase the amount of brick and stone on the buildings, reducing the amount of stucco product to no more than 40% of the façade.

Course of Mitigation:

Applicant submitted new rough elevation drawings indicating additional brick, decreasing stucco product to 40%. Applicant also submitted a new product called 'Cystone', suggesting that they may use it in place of stucco in some areas. The Committee had no issue with that proposal as long as it was not used to substitute for brick or stone.

Outcome:

Committee recommended approval to Planning Commission.

II ADJOURNMENT

There being no further business the meeting was adjourned at 8:40 am.

ARCHITECTURAL REVIEW COMMITTEE MINUTES
Wednesday, May 7, 2014
www.sjc.utah.gov

8:00 A. M. Roll Call:

Committee Members present: Claron Parry, Kevin Tominey

Staff: Greg Schindler, Ty Montalvo

Guests: Micah Lewis (Equity Real Estate)

I. GENERAL BUSINESS ITEMS

- A. File # SP-2014.14, **Jordan Station**, located at 10464 South Jordan Gateway, Micah Lewis, (agent), Damir Drozdek, (planner).

Issues: Not enough brick and stone on the buildings, too much stucco product.

Course of Mitigation: Increase the amount of brick and stone on the buildings, reduce the amount of stucco product to no more than 40% of the façade.

Outcome: Unanimously recommended for the project to return for another review.

II. ADJOURNMENT

There being no further business the meeting was adjourned at 8:30 am.



CITY OF SOUTH JORDAN ■ PLANNING & ZONING
 1600 W. TOWNE CENTER DRIVE ■ SOUTH JORDAN UT 84095
 TEL. (801) 254-3742 ■ FAX. (801) 253-5235

PLANNING & ZONING APPLICATION

CHECK ONE:

Appeal		Minor Site Plan Amendment		Site Plan	
Concept		Land Use Amendment		Other	
CUP		Rezoning			

#SP-2014.14

Project Name: Jordan Station Apartments

Property Owner Name: SJ Utah, LLC

Address: 2020 East Pebble Creek, Springville, UT 84663

Phone (business, home or cell): 303-888-9785 Email or Fax: innonut@aol.com

Agent Name: Dale Watson Business: Construction Management

Address: 730 W.

Phone (business, home or cell): ~~303-888-9785~~
801-809-4214 Email or Fax: dwatson@cmcut.com

Engineer/Surveyor/Architect

Name: Kyle Spencer Cert. Number _____

Firm Name: Northern Engineering, Inc. Address: 1040 E. 800 N. Orem, UT 84097

Phone (business, home or cell): 801-802-8992 Email or Fax: K.Spencer@nei.utah.com

Subject Property Information:

Address/Location: 10464 S. Jordan Gateway Zone District: MU-TOD

Property I.D. # (Sidwell) _____ Property Size (acres): 5.16

Proposed Use of Property: Mixed Use

If Rezoning or Land Use Change:

Proposed change from: _____ to: _____

Fee: \$ 1,113.96
 Date Paid: 4-29-2014
 Received By: [Signature]

F:/COMMON/APPLICATIONS/GENERAL APPL.DOC

DAMIR
JARED

OWNERS AFFIDAVIT

I(we), SJ Utah, LLC, am(are) the rightful owner(s) of

property involved in this application. I acknowledge by my signature below that

Jeff Wells is authorized to represent me(us) and my(our) interests as
(print name of agent)

my(our) agent in the processes involved with this application. Further, I(we) agree to

let the above named agent negotiate on my(our) behalf and I(we) acknowledge my(our)

understanding that I(we) will be bound by all conditions specified in any approval of

this Planning & Zoning application that is before the City of South Jordan. The foregoing

statements and answers herein contained and the statements and answers

contained in the attached plans and exhibits, to the best of my(our) knowledge and

belief are true and correct.

Jeff Wells, Managing Member SJ Utah LLC
(signature of property owner)

(signature of property owner)

Dated this 30 day of April, 2014

State of Utah)

) ss

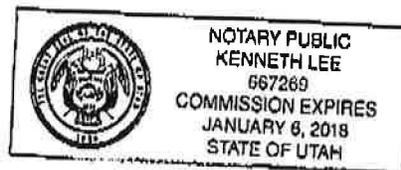
County of Salt Lake)
Utah

On the 30 day of April, 2014, personally appeared before

me Kenneth Lee Notary Public the signer(s) of the above

instrument, who duly subscribed and swore before me that they executed the same.

Kenneth Lee
NOTARY PUBLIC
Residing in Salt Lake County, Utah
Commission expires: Jan 06 2018



Transaction Approved

CITY OF SOUTH JORDAN (PER SOUTH JORDAN, UT 801-254-3742

Reference Number: 0914
Cardholder: WATSON/ DALE A
Account Number: XXXXXXXXXXXXX9572
Card Type: Visa
Approval Code: 212885
Clerk ID: dmann
Date/Time: 04/29/14 16:37:33

Sale: \$1,113.96

Total: \$1,113.96

Cardmember acknowledges receipt of goods and/or services in the amount of the total shown hereon and agrees to perform the obligations set forth by the cardmember's agreement with the issuer.

Dale Watson SIGNATURE

(Jordan Stadium Site Plans)

CITY OF SOUTH JORDAN REVENUE STATEMENT

RECEIVED FROM: Dale Watson

DATE: 4-29-2014

Table with 3 columns: ACCOUNT #, DESCRIPTION, AMOUNT. Includes entries for 'Side plan' and '65\$ / acre (5.16 acres)' totaling \$1,113.96.

COMMENTS:

CHECK #

RECEIVED BY: [Signature]

Form with checkboxes for CHECK, CASH, DB. CARD, CR. CARD.

Transaction Approved

**CITY OF SOUTH JORDAN (PER
SOUTH JORDAN, UT
801-254-3742**

Reference Number: 0922
Cardholder: WATSON/ DALE A
Account Number: XXXXXXXXXXXX9572
Card Type: Visa
Approval Code: 344083
Clerk ID: JZ-F
Date/Time: 05/01/14 11:59:47

Sale: \$5.98

Total: \$5.98

Cardmember acknowledges receipt of goods and/or services in the amount of the total shown hereon and agrees to perform the obligations set forth by the cardmember's agreement with the issuer.

 SIGNATURE

Process another transaction