

# SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: JANUARY 13, 2026

## FILE OVERVIEW

Item Name	South Jordan Retail Building Site Plan
Address	10418 S Willow Valley Rd South Jordan, UT 84095
File Number	PLSPR202500208
Applicant	VanZeben Architecture
Property Owner	SUMMERWOOD HOLDINGS III, LLC
Staff Author	Miguel Aguilera, Planner II

## PROPERTY OVERVIEW

Acreage	0.81 acres		
Recorded Subdivision	Harvest Village at South Jordan 2		
Current Zone	Community Commercial (C-C)		
Current Land Use	Economic Center (EC)		
Neighboring Properties	<i>Zone</i>		<i>Current Land Use</i>
	<i>North</i>	C-C	Economic Center, South Jordan Parkway
	<i>East</i>	R-M-7	Stable Neighborhood
	<i>South</i>	R-M-7	Stable Neighborhood
	<i>West</i>	C-C	Economic Center

## ITEM SUMMARY

The applicant is requesting the Planning Commission approve the South Jordan Retail Building site plan application. The project will be one commercial building on a lot that is currently vacant. Staff is recommending approval of the application.

## TIMELINE

- **October 10, 2025** the applicant submitted a complete site plan application to Staff for review. The application was revised a total of 3 times to address all staff comments. The application was reviewed by the following departments:
  - Planning: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
  - Engineering: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
  - Fire: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
  - Fire: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
  - Building: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
  - Streets and Water: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
- **December 10, 2025**, the Architectural Review Committee (ARC) reviewed the proposed structure. The ARC gave a positive recommendation of the building's architectural renderings to the Planning Commission.

## REPORT ANALYSIS

**Application Summary:** The South Jordan Retail Building commercial project will be constructed at the corner of South Jordan Parkway and Willow Valley Road. It will be one commercial building approximately 8,200 square feet. The building's front façade will face south and be largely composed of windows. City compliant landscaping will surround the building in all areas not paved, built on, or marked for parking.

The proposed site plan has 42 parking spaces. The proposed use is a spa and massage therapy business. However, the applicant has stated that the building is designed with flexibility in mind should the use change in the future. The parking requirement is 1 space per 200 square feet, for a total requirement of 41 spaces. There will be access from Willow Valley Road or from the America First Credit Union on River Heights Drive.

## FINDINGS AND RECOMMENDATION

## Findings:

- There is no development agreement associated with this application.
- The proposed building is designed so that uses can be changed should different businesses occupy it in the future.
- Pedestrian walkways will allow direct access from the right of way on South Jordan Parkway onto the property and building.

## Conclusions:

- The application is in conformance with the minimum requirements of the [Site Plan Review \(Title 16\)](#) and the [Planning and Zoning \(Title 17\)](#) Codes

## Planning Staff Recommendation:

**Staff recommends approval of the application** based on the report analysis, findings, and conclusions listed above.

## PLANNING COMMISSION ACTION

### Required Action:

Final Decision

### Scope of Decision:

This is an administrative decision to be decided by the Planning Commission.

### Standard of Approval:

All proposed commercial, office, industrial, multi-family dwelling or institutional developments and alterations to existing developments shall meet the site plan review requirements of South Jordan Municipal Code §[16.24](#) and the requirements of the individual zone in which a development is proposed. All provisions of Title [16](#) & [17](#) of South Jordan Municipal Code, and other City requirements shall be met in preparing site plan applications and in designing and constructing the development. The Planning Commission shall receive public comment regarding the site plan and shall approve, approve with conditions, or deny the site plan.

### Motion Ready:

I move that the Planning Commission approve:

1. File PLSR202500208, the South Jordan Retail Building Site Plan

### Alternatives:

1. Approval with conditions.
2. Denial of the application.

3. Schedule the application for a decision at some future date.

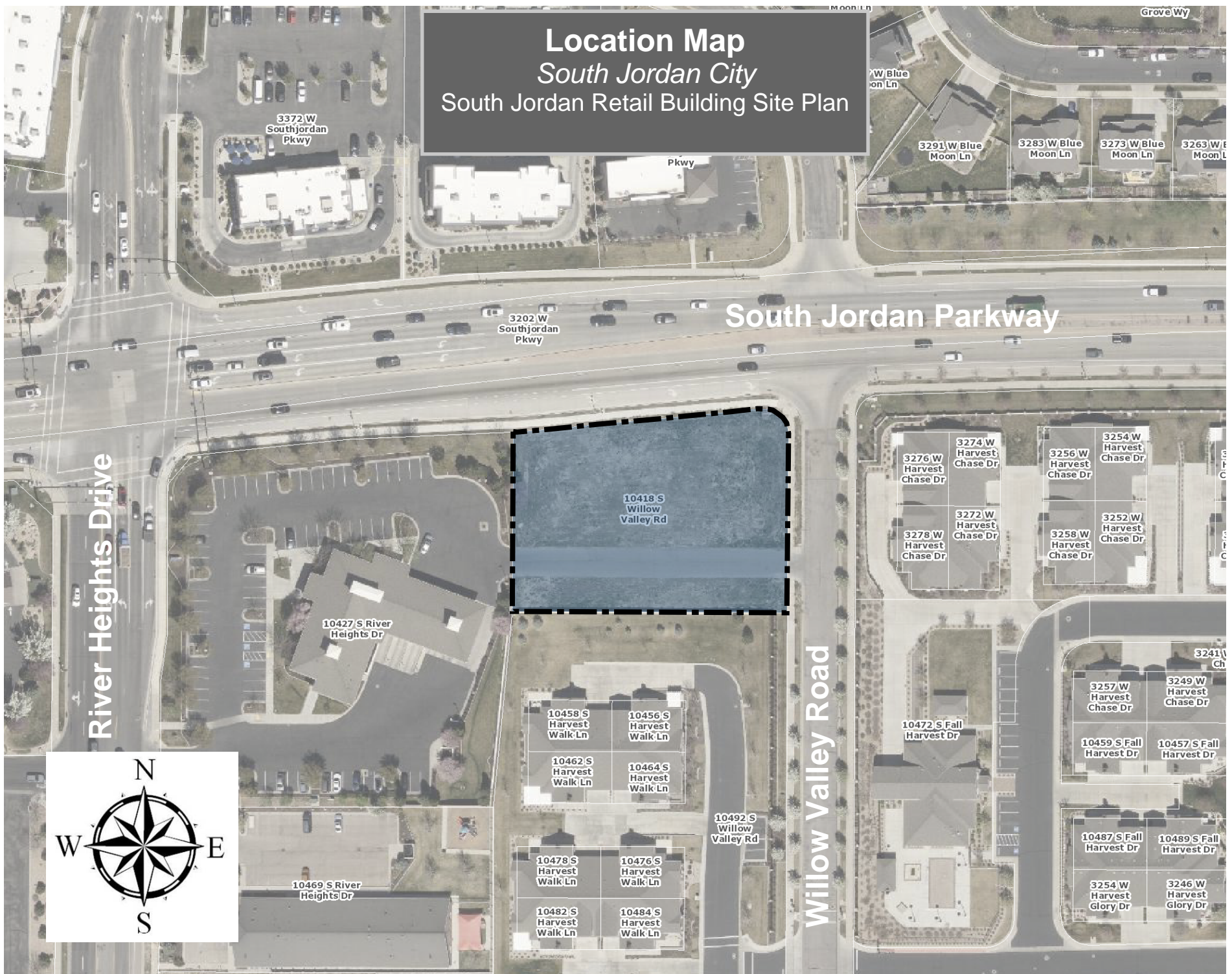
## SUPPORTING MATERIALS

1. Attachment A, Location Map
2. Attachment B, Zoning Map
3. Attachment C, Site Plan
4. Attachment D, Building Elevations
5. Attachment E, Photometric Plan
6. Attachment F, Landscape Plan

# Location Map

## South Jordan City

### South Jordan Retail Building Site Plan



# Zoning Map

## South Jordan City

### South Jordan Retail Building Site Plan

Blue Ln  
 3291 W Blue Moon Ln  
 3283 W Blue Moon Ln  
 3273 W Blue Moon Ln  
 3263 W Blue Moon Ln

3202 W South Jordan Pkwy

South Jordan Parkway

River Heights Drive

10418 S Willow Valley Rd

3276 W Harvest Chase Dr	3274 W Harvest Chase Dr	3256 W Harvest Chase Dr	3254 W Harvest Chase Dr
3278 W Harvest Chase Dr	3272 W Harvest Chase Dr	3258 W Harvest Chase Dr	3252 W Harvest Chase Dr

10427 S River Heights Dr

Willow Valley Road

10458 S Harvest Walk Ln	10456 S Harvest Walk Ln
10462 S Harvest Walk Ln	10464 S Harvest Walk Ln

10472 S Fall Harvest Dr

3257 W Harvest Chase Dr	3249 W Harvest Chase Dr
10459 S Fall Harvest Dr	10457 S Fall Harvest Dr



10469 S River Heights Dr

P-O

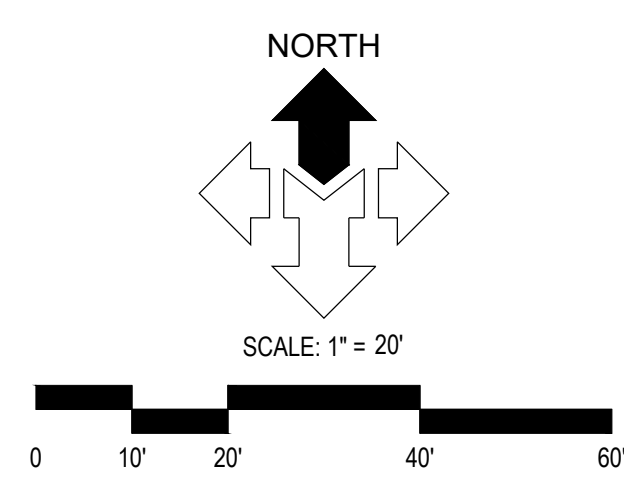
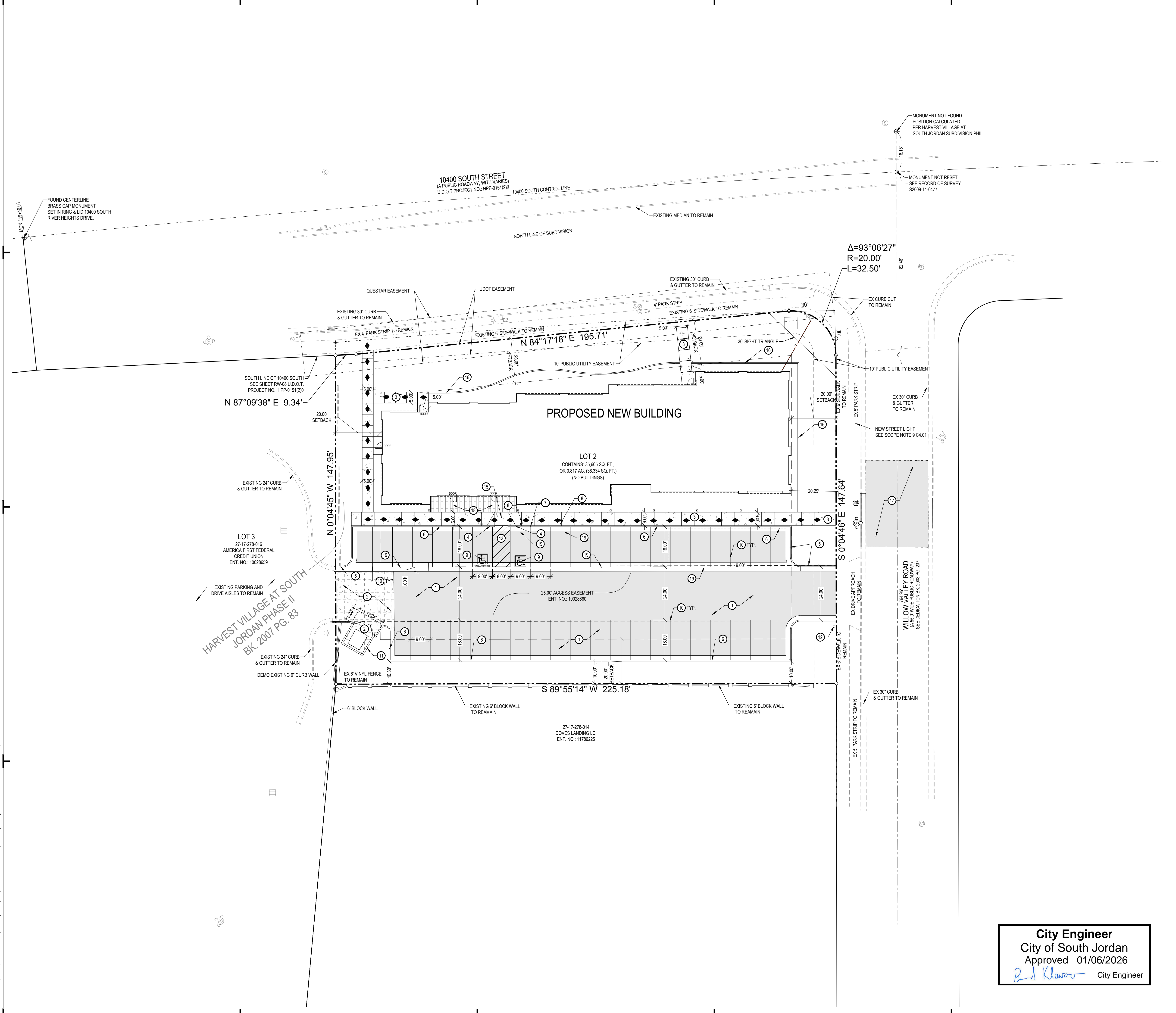
10478 S Harvest Walk Ln	10476 S Harvest Walk Ln
10482 S Harvest Walk Ln	10484 S Harvest Walk Ln

10492 S Willow Valley Rd

10487 S Fall Harvest Dr	10489 S Fall Harvest Dr
3254 W Harvest Glory Dr	3246 W Harvest Glory Dr

RA-11-7

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DESCRIPTION	AREA	%
HARDSCAPE	14,805 SQFT	41%
LANDSCAPE	12,702 SQFT	35%
BUILDINGS	8,827 SQFT	24%
TOTAL	36,334 SQFT	100%

**GENERAL NOTES:**  
 ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.  
 SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.  
 ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.  
 ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

- KEYED NOTES:**  
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'A1', SHEET C5.01.
  - CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'A2', SHEET C5.01.
  - CONCRETE SIDEWALK, PER APWA PLAN NO. 231.
  - TAPER CURB FROM FULL HEIGHT DOWN TO ZERO CURB FLUSH WITH CONCRETE PAVERS TO ALLOW ADA ACCESS.
  - 30" CONCRETE CURB AND GUTTER. SEE DETAIL 'A4', SHEET C5.01.
  - 30" CONCRETE RELEASE CURB AND GUTTER. SEE DETAIL 'A5', SHEET C5.01.
  - ADA ACCESS POINT FROM PARKING LOT STALL TO CONCRETE PAVEMENT TO BE FLUSH. SEE APWA PLAN NO. 238 FOR DETECTABLE WARNING SURFACE DETAIL.
  - ADA PARKING SIGN: ONE OF THE STALLS TO BE A VAN ACCESSIBLE SIGN SEE DETAIL 'B3', SHEET C5.01.
  - PAINTED ADA SYMBOL. SEE DETAIL 'B2', SHEET C5.01.
  - 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
  - DUMPSTER ENCLOSURE WITH SOLID PRIVACY GATES. SEE ARCHITECTURAL PLANS FOR DETAILS.
  - NEW 24" STOP SIGN. SEE MUTCD DETAILS R1-1. POLE IS TO BE BLACK POWDER COATED WITH DECORATIVE SLIP BASE PER SJC STANDARDS.
  - 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
  - EXTERIOR STAIRS AND HANDRAIL. SEE ARCHITECTS PLANS FOR DETAILS.
  - ADA RAMP. SEE SHEET C2.01 FOR ELEVATION GRADES. SEE ARCHITECTURAL PLANS FOR DETAILS.
  - FLUSH LANDSCAPE CURB WALL. SEE LANDSCAPE PLANS FOR DETAIL.
  - STREET REPAIR PER SOUTH JORDAN CITY STANDARD DETAIL 3010 AND CITY STREET REPAIR AND REPAVING POLICY. REQUIRES MILL AND OVERLAY CURB TO CURB SEE DETAIL AND NOTES ON SHEET C5.03.
  - CONCRETE PAVERS. SEE ARCHITECTURAL PLAN FOR DETAILS.
  - 48" WIDE CONCRETE WATERWAY. SEE DETAIL 'A3', SHEET C5.01.
  - ACCESSIBLE ROUTE WITH MAXIMUM 1:48 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING-SLOPE.

**PARCEL INFORMATION:**  
 TIN: 27-17-278-015-0000  
 LEGAL DESCRIPTION:  
 LOT 2, HARVEST VILLAGE AT SOUTH JORDAN PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.  
 LESS AND EXCEPTING THEREFROM THE FOLLOWING:  
 A PARCEL OF LAND IN FEE FOR WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 151 KNOWN AS PROJECT NO. 0151, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN LOT 2, HARVEST VILLAGE AT SOUTH JORDAN SUBDIVISION, PHASE 2, A SUBDIVISION IN THE SOUTHEAST QUARTER NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2 AND RUNNING THENCE EASTERLY 204.58 FEET THE ARC OF A 7,440.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 88°01'30" EAST FOR A DISTANCE OF 204.57 FEET); THENCE SOUTH 84°17'22" WEST 195.71 FEET TO A POINT 66.00 FEET RADIALLY DISTANCE SOUTHERLY FROM THE CENTERLINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEER STATE 122.78; THENCE SOUTH 87°02'30" WEST 9.34 FEET TO THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 00°04'46" WEST 5.76 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

**PARKING TABULATION:**  
 39 STALLS  
 2 ADA STALLS  
 TOTAL STALLS = 41

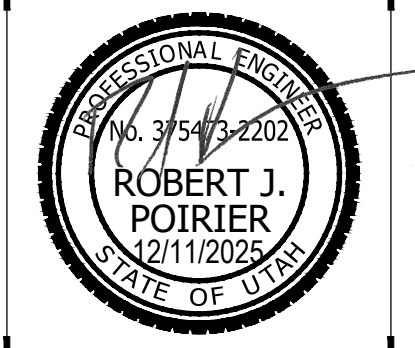
CURVE #	RADIUS	LENGTH	DELTA	BEARING	CHORD
1	20.00'	32.50'	93°06'27"		

LINE #	DIRECTION	LENGTH
1	N 84°17'18" E	195.71'
2	N 87°09'38" E	9.34'
3	N 0°04'45" W	147.95'
4	S 0°04'46" E	147.64'
5	S 89°55'14" W	225.18'

**City Engineer**  
 City of South Jordan  
 Approved 01/06/2026  
*Bud Klawns* City Engineer

**Blue Stakes of UTAH811**  
 NOTICE!  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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**SOUTH JORDAN RETAIL BUILDING**  
**10418 SOUTH WILLOW VALLEY ROAD**  
 SOUTH JORDAN, UTAH 84095  
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.1.L.&M.

REV	DATE	DESCRIPTION
1	12/11/25	Rev. curb and waterways width & details

PROJECT NO: 25394  
 DRAWN BY: CBN  
 CHECKED BY: RJP  
 DATE: 12/11/2025

**HORIZONTAL CONTROL PLAN**  
**C1.01**

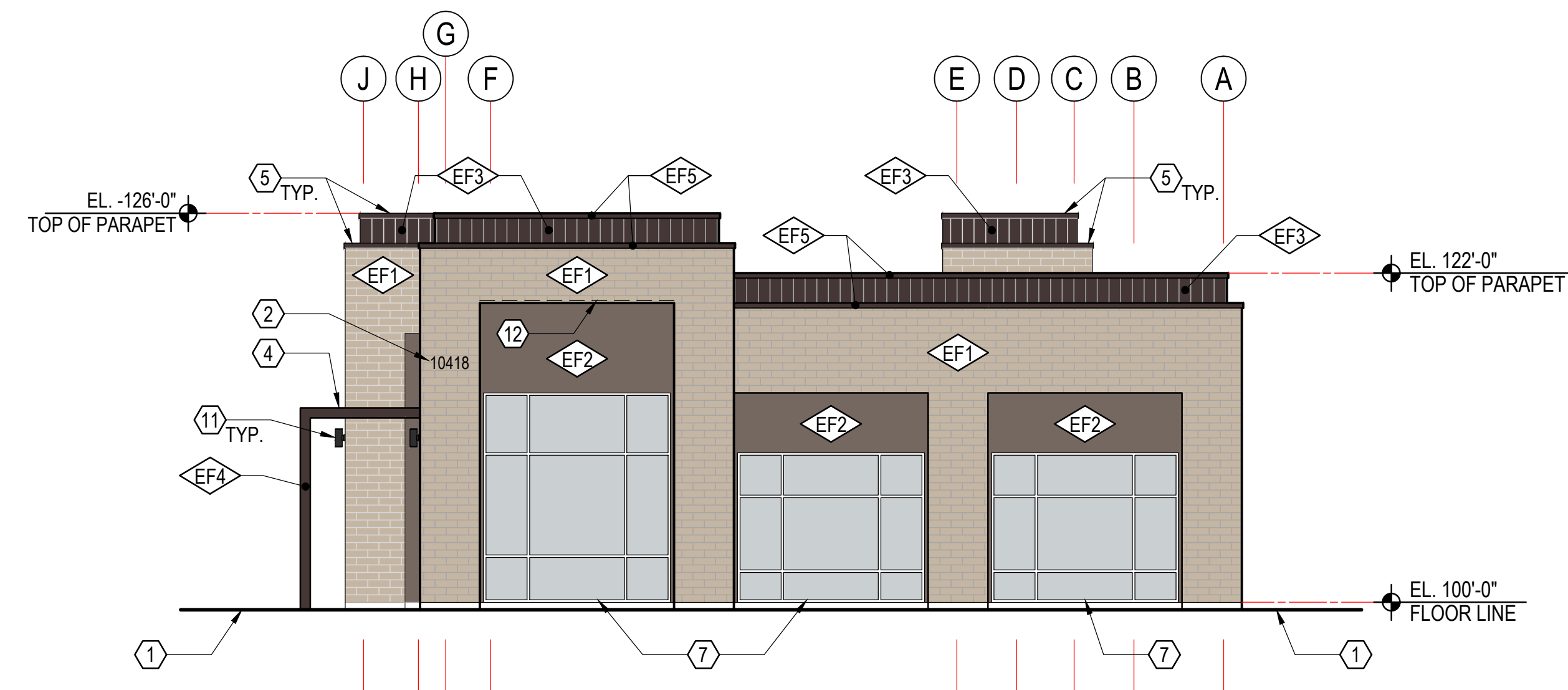
ELEVATION KEYNOTES: -#

1. FINISH GRADE.
2. BUILDING ADDRESS LOCATION, NUMBERS & LETTERS SHALL BE VISIBLE FROM THE STREET & BE A MINIMUM 10" HIGH W/ A STROKE OF 2". NUMBERS & LETTERS SHALL BE ARABIC FONT IN CONTRAST TO THE COLOR OF BACKGROUND ON WHICH THEY ARE PLACED.
3. LOCATION OF BUILDING ACCESS "KNOX" LOCK BOX, IN ACCORDANCE WITH IFC SECTION 506.1.
4. STEEL CANOPY, PAINTED.
5. 26 GA. G.I. FLASHING, PRE-FINISHED.
6. ACCENT CONTROL "V" JOINT.
7. ALUMINUM STOREFRONT.
8. HOLLOW METAL DOOR & FRAME, PAINT TO MATCH ADJACENT FINISH.
9. ROOF ACCESS LADDER W/ SECURITY GATE, SEE DETAIL 13/A701.
10. BRASS COWS LIP & 18" A.F.F. SMITH 1770 OR EQUAL, REFER TO A102.
11. EXTERIOR SCONCE LIGHT, REFER TO E101.
12. EXTERIOR LED STRIP LIGHT MOUNTED IN SOFFIT, REFER TO E101.

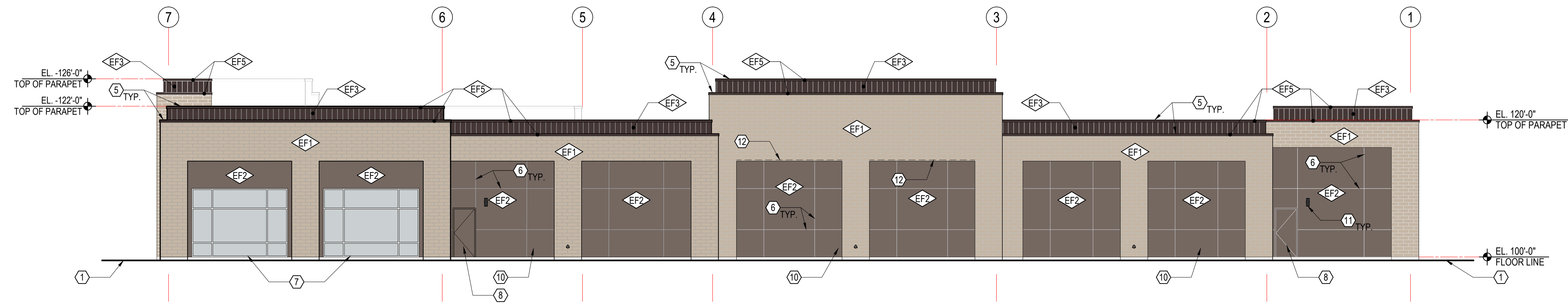


PROJECT NO: 24010  
DRAWN BY: M/JV  
CHECKED BY: DJV

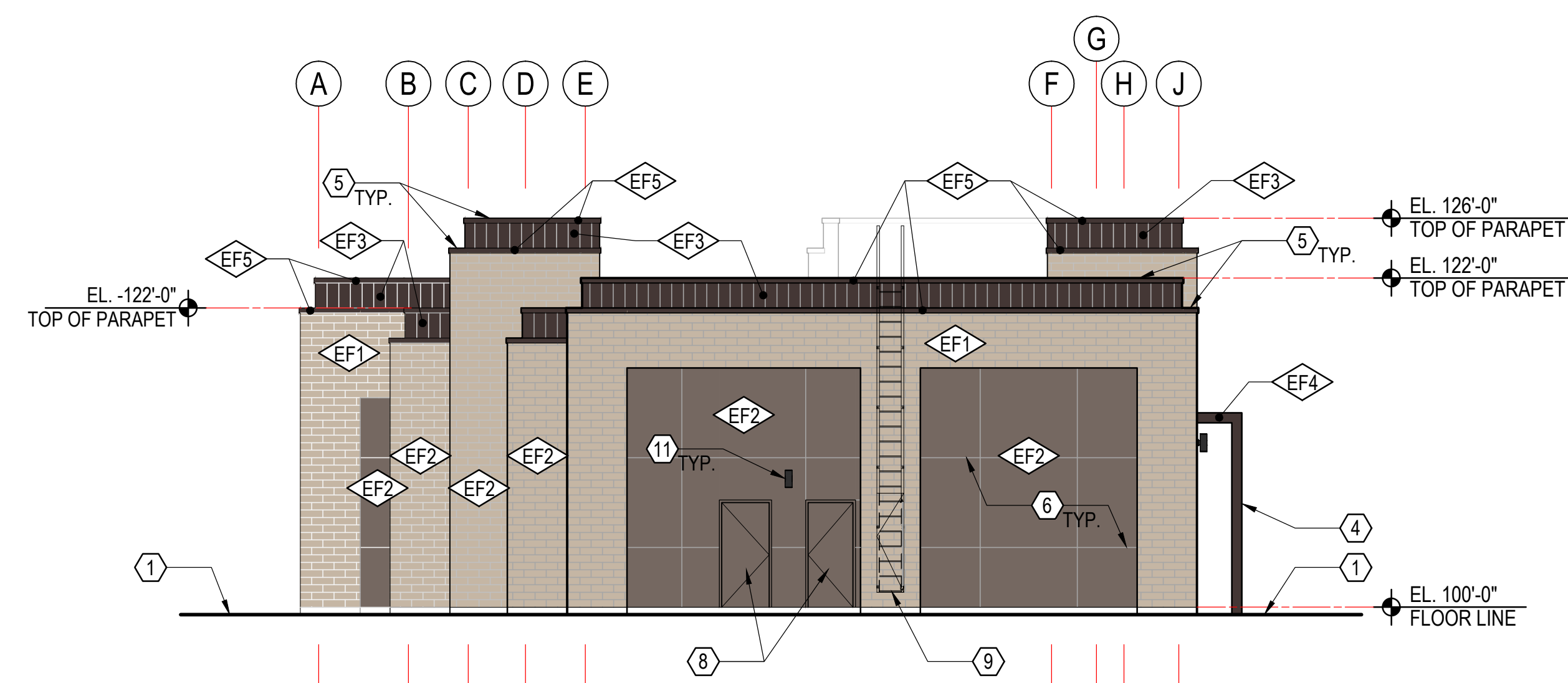
REVISIONS:



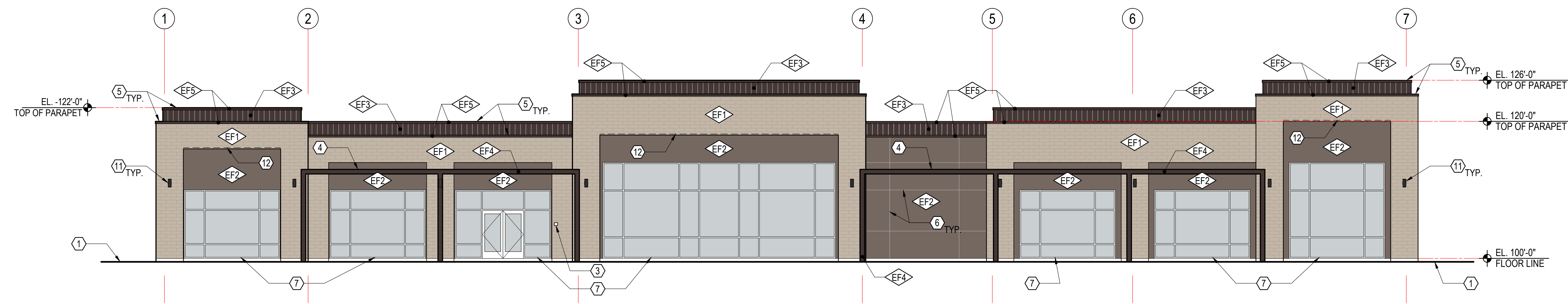
**D EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**C NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**B WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

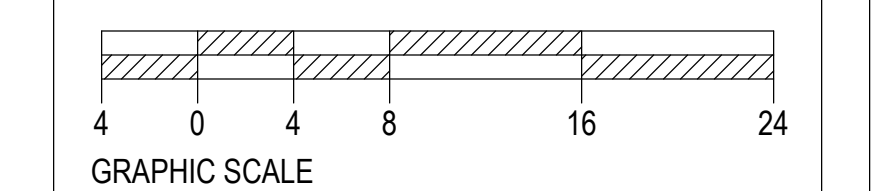


**A SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**EXTERIOR FINISH MATERIALS**

MARK	MATERIAL	DESCRIPTION	COLOR
EF1	STONE	CORDOVA STONE 5-5/8" X 23-5/8" X 3-5/8"	BUFF, TEXTURE FACE
EF2	EIFS	SW 6075	'GARRET GRAY'
EF3	METAL PANEL	SW 2735	'ROCKWEED'
EF4	PAINTED STEEL	SW 2735	'ROCKWEED'
EF5	FLASHING	KYNAR 500	MIDNIGHT BRONZE

NOTES:  
A. COLORS ARE SUBJECT TO CHANGE BASED ON SUBMITTAL OF ACTUAL SAMPLES.



OWNER: SUMMERWOOD HOLDINGS III, LLC  
PROJECT: SOUTH JORDAN RETAIL BUILDING  
LOCATION: 10418 SOUTH WILLOW VALLEY ROAD, SOUTH JORDAN, UTAH 84095  
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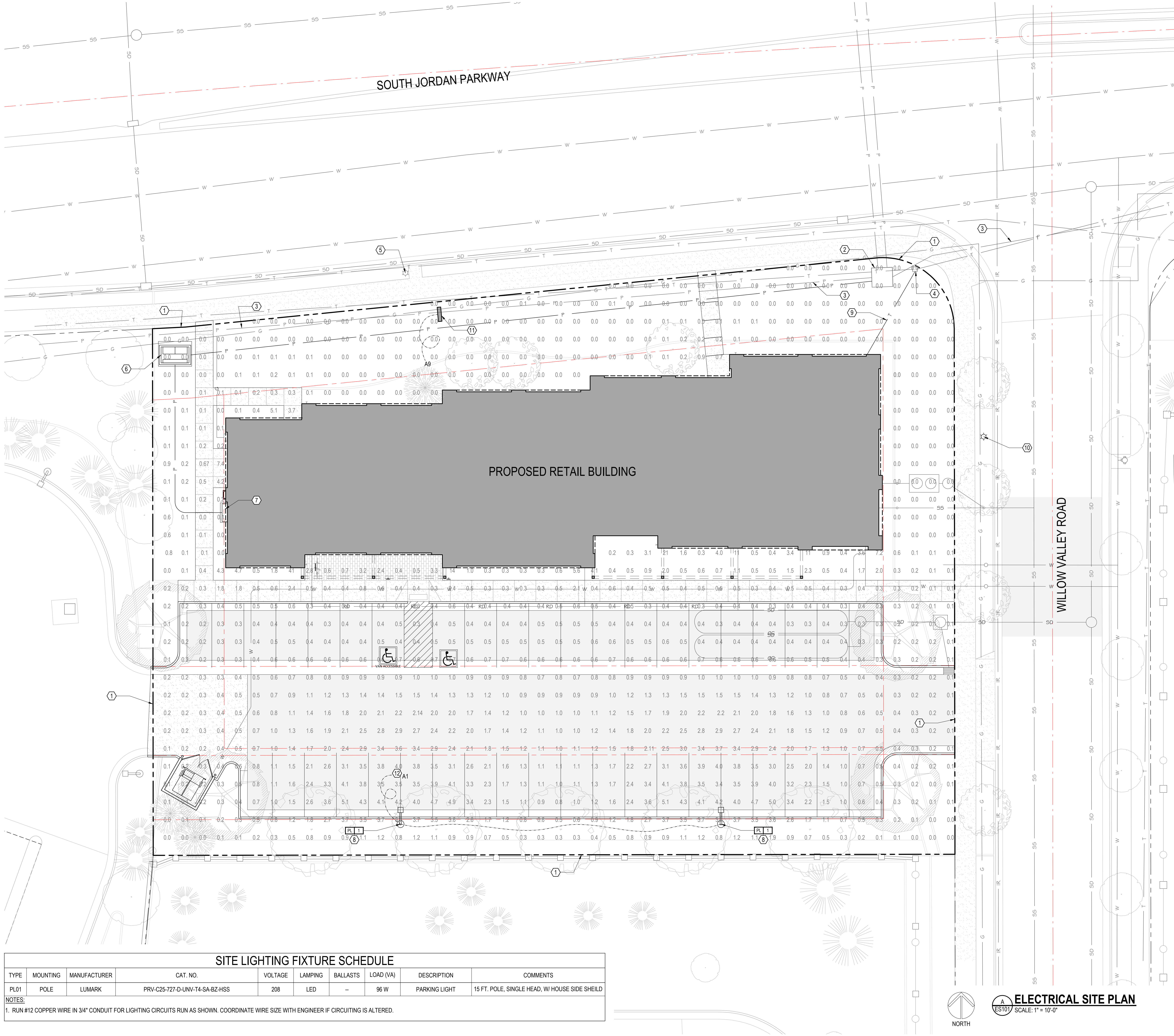


EXTERIOR ELEVATIONS

SHEET NUMBER:

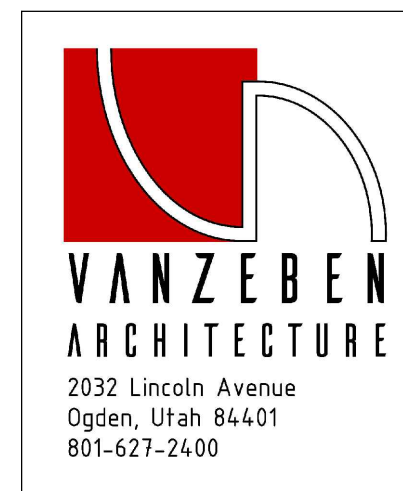
**A201**

DATE: 10 / 02 / 2025



**ELECTRICAL SITE PLAN**

- KEYNOTES:**
1. PROPERTY LINE.
  2. EXISTING ELECTRICAL SECTIONALIZER.
  3. EXISTING UNDERGROUND ELECTRICAL LINE.
  4. EXISTING TELEPHONE PEDESTAL.
  5. EXISTING STREET LIGHT TO REMAIN.
  6. NEW ELECTRICAL TRANSFORMER, COORDINATE W/ ROCKY MOUNTAIN POWER.
  7. NEW ELECTRICAL SWITCHGEAR, METER, & MAIN DISCONNECT.
  8. NEW 15' HIGH POLE LIGHT, SEE DETAIL 7/AS701.
  9. 4" CONDUIT W/ POLE STRING FOR COMMUNICATIONS, STUB UP IN BUILDING.
  10. NEW STREET LIGHT PER CITY STANDARDS.
  11. LOCATION OF PROPOSED MONUMENT SIGN, BY OWNER. PROVIDE POWER AS REQUIRED.
  12. RUN OUTDOOR LIGHT CIRCUIT THROUGH SQUARE D CLASS 8903 TYPE LG40 NEMA 1 CONTACTOR 'A' ADJACENT TO PANEL. CONTROL THE CONTACTOR BY PHOTOCELL 'ON' & TIME CLOCK 'OFF'. USE TORK DGLC100A-NC TIME CLOCK ADJACENT TO CONTACTOR. LOCATE TORK EPC-A PHOTOCELL OUTSIDE OF BUILDING AWAY FROM ANY LIGHT SOURCE OR DIRECT SUNLIGHT. INSTALL MANUAL OVERRIDE TOGGLE 6HR TIME SWITCH ADJACENT TO CONTACTOR. TIME CLOCK MUST RETAIN TIME & PROGRAM SETTINGS ON LOSS OF POWER FOR AT LEAST 10 HOURS.



PROJECT NO: 24010  
 DRAWN BY: MJV, PDH  
 CHECKED BY: DB

REVISIONS:

OWNER: SUMMERWOOD HOLDINGS III, LLC  
 PROJECT: SOUTH JORDAN RETAIL BUILDING  
 LOCATION: 10418 SOUTH WILLOW VALLEY ROAD, SOUTH JORDAN, UTAH 84095



ELECTRICAL SITE PLAN

SHEET NUMBER:

**ES101**

DATE: 10/02/2025

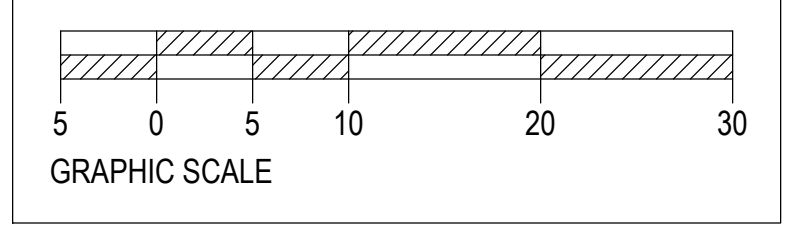
**SITE LIGHTING FIXTURE SCHEDULE**

TYPE	MOUNTING	MANUFACTURER	CAT. NO.	VOLTAGE	LAMPING	BALLASTS	LOAD (VA)	DESCRIPTION	COMMENTS
PL01	POLE	LUMARK	PRV-C25-727-D-UNV-T4-SA-BZ-HSS	208	LED	--	96 W	PARKING LIGHT	15 FT. POLE, SINGLE HEAD, W/ HOUSE SIDE SHIELD

NOTES:  
 1. RUN #12 COPPER WIRE IN 3/4" CONDUIT FOR LIGHTING CIRCUITS RUN AS SHOWN. COORDINATE WIRE SIZE WITH ENGINEER IF CIRCUITING IS ALTERED.

PLOT DATE: 10/02/2025

**ELECTRICAL SITE PLAN**  
 SCALE: 1" = 10'-0"



**PLANTING LEGEND**

MARK	BOTANICAL NAME	COMMON NAME	SIZE & SPACING	QUANTITY / AREA
<b>SHRUBS</b>				
(S-1)	CARYOPTERIS X CLAUDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUE MIST	3 GAL. @ 3' O.C.	32
(S-2)	CHAMAEBATARIA MILLEFOLIUM	FURNBUSH	5 GAL. @ 5' O.C.	40
(S-3)	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	5 GAL. @ 5' O.C.	36
(S-4)	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	CREeping JUNIPER	5 GAL. @ 4' O.C.	79
(S-5)	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 GAL. @ 4' O.C.	97
(S-6)	POTENTILLA FRUTICOSA 'PINK BEAUTY'	PINK BEAUTY CINQUEFOIL	3 GAL. @ 2'-6" O.C.	81
(S-7)	RIBES AUREUM	GOLDEN CURRANT	5 GAL. @ 4' O.C.	28
(S-8)	ROSA 'WEKYOOPEDKO'	TAKE IT EASY SHRUB ROSE	5 GAL. @ 3'-6" O.C.	12
<b>PERENNIALS</b>				
(P-1)	NEPETA RACEMOSA 'WALKER'S LOW'	WALKER'S LOW CATMINT	2 GAL. @ 2'-6" O.C.	104
(P-2)	PENSTEMON EATONII	FIRECRACKER PENSTEMON	1 GAL. @ 12" O.C.	51

**PLANTING LEGEND**

MARK	BOTANICAL NAME	COMMON NAME	SIZE & SPACING	QUANTITY / AREA
<b>TREES</b>				
(T-1)	ABIES LASIOCARPA	SUBALPINE FIR	6' TALL	3
(T-2)	GINGKO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	2" CAL.	4
(T-3)	MALUS 'SHOTIZAM'	SHOW TIME CRABAPPLE	2" CAL.	7
(T-4)	PRUNUS X YEDOENSIS	YOSHINO CHERRY	2" CAL.	5
(T-5)	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF PINE	6' TALL	5
<b>GROUND COVERS</b>				
(GC-1)	COBBLE ROCKS (TAN OR LIGHT GREY COLOR)		2" DIA. MAX	2,640 SQ. FT.
(GC-2)	CRUSHED STONE (TAN COLOR)		1" DIA. MAX	7,478 SQ. FT.
(GC-3)	CRUSHED STONE (LIGHT GRAY OR CHARCOAL COLOR)		1/2" DIA. MAX	3,244 SQ. FT.
<b>ORNAMENTAL GRASSES</b>				
(G-1)	MISCANTHUS SINENSIS 'MORNING LIGHT'	JAPANESE SILVER GRASS	2 GAL. @ 3' O.C.	56

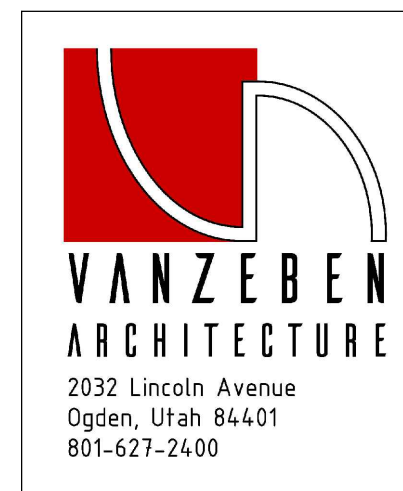


**PLANTING KEYNOTES:**

1. PROPERTY LINE.
2. EXISTING 8" SECONDARY WATER LINE.
3. 6" CONCRETE MOW STRIP.
4. FLEXIBLE METAL EDGING.
5. REMOVE EXISTING SOD IN PARKSTRIP.

**PLANTING NOTES:**

- EXAMINE SITE TO VERIFY EXISTING CONDITIONS. NOTIFY LANDSCAPE ARCHITECT OF INCONSISTENCIES.
- COORDINATE PLANTING OPERATION WITH OTHER TRADES TO AVOID CONFLICT.
- COORDINATE PLACEMENT OF TREES WITH PLACEMENT OF IRRIGATION LINES, VALVES, SPRINKLER HEADS, ETC.
- MAKE FINAL GRADE ELEVATIONS WITH TOPSOIL, CONSTRUCT BERMS, AND GRADE TO CONTOURS. MINIMUM TOPSOIL DEPTH OF 8"
- IMPORTED TOPSOIL, WHEN REQUIRED, SHALL COME FROM A REPUTABLE SOURCE, HAVE A LOAM CONSISTENCY, AND BE FREE OF WEEDS & DEBRIS.
- APPLY PRE-EMERGENT HERBICIDE TO LANDSCAPE AREAS PRIOR TO INSTALLATION OF NEW PLANT MATERIALS. COMPLY WITH MANUFACTURER'S RECOMMENDATIONS.
- ALLOW FOR 4" DEEP MULCHING IN SHRUB AREAS, AND AT TREE WELLS.
- AREAS OF VEGETATIVE GROUND COVER SHALL BE PROVIDED WITH 2" DEEP MULCHING OF 1/2" DIA. MAX., WOOD OR STONE ACCEPTABLE.
- IF USED, WEED BARRIER SHALL ONLY BE USED IN AREAS WITH STONE GROUND COVER.
- LANDSCAPER SHALL SUBMIT STONE GROUND COVER(S) FOR LANDSCAPE ARCHITECT'S APPROVAL.
- ANY PLANT SUBSTITUTIONS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL.
- PROTECT TREES SPECIFIED TO REMAIN.
- REFER TO L701 FOR PLANTING DETAILS.

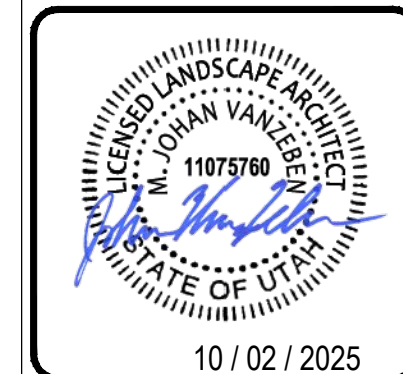


This drawing was produced on a 30"x42" sheet. If it has been printed on any other size sheet, it is likely a reduced copy. Scale accordingly.

PROJECT NO: 24010  
 DRAWN BY: MJV  
 CHECKED BY: MJV

REVISIONS:

OWNER: SUMMERWOOD HOLDINGS III, LLC  
 PROJECT: SOUTH JORDAN RETAIL BUILDING  
 LOCATION: 10418 SOUTH WILLOW VALLEY ROAD, SOUTH JORDAN, UTAH 84095  
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10 / 02 / 2025

PLANTING PLAN

SHEET NUMBER:

L101

DATE: 10 / 02 / 2025

PLOT DATE: 11/20/2025

**PLANTING PLAN**  
 SCALE: 1" = 10'-0"

