



MEMORANDUM

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Doug Dansie, doug.dansie@slcgov.com, 801 535-6182
Molly O'Neill Robinson, molly.robinson@slcgov.com, 801 535-7261

Date: August 23, 2017

Re: Worksession for Block 67: 115 S 300 W, 131 S 300 W, and 230 W 200 S
Planned Development (PLNPCM2017-00419)
Zoning Map Amendment (PLNPCM2017-00420)
Design Review (PLNPCM2017-00448)
Conditional use for Commercial Parking (PLNSUB2017-00418)

ACTION REQUIRED: Discuss the proposed development and identify any issues or concerns with the applicant's current plans as they relate to the applicable standards.

RECOMMENDATION: None

BACKGROUND/DISCUSSION:

Staff recommended that the Block 67 project applicants present their project to the Planning Commission in a work session format so that potential issues can be identified prior to a decision. This work session is intended to obtain preliminary input from the Planning Commission on how the development proposal is or is not complying with the applicable development standards. This memo briefly outlines the development proposal, the associated standards of review, and community and Planning staff concerns.

Development Description

The Richie Group ("Applicant") is seeking to develop 6.45 acres in downtown for a mixed-use project that includes 656 apartments in multiple buildings, a 271-key hotel, and an office tower. The site is located southeast of the Vivint SmartHome Arena and southwest of the Salt Palace on the block bounded by 100 S, 200 W, 200 S, and 300 W, known as Block 67. The applicant envisions the project as an entertainment district that links the activities of the Arena and the Gateway to the Central Business District.



Planning Processes Required

The applicant is requesting multiple approvals from the Planning Commission:

- Planned Development for multiple buildings on a single property and 5' additional feet in height for the hotel building;
- Design Review for building heights exceeding the 75' threshold and other design standard modifications;
- Conditional Use for a commercial parking structure at 131 S 300 W; and
- Zoning Map Amendment (rezone) from D-4 Downtown Secondary Business District to D-1 Central Business District for a portion of the site (location of the Royal Wood Plaza/U.S. Post Office). This represents an increase in allowed density and building height for this location. The Planning Commission will consider if this change is compatible with the Downtown Community Plan and make a recommendation to City Council. There is no master plan amendment, as the Downtown Plan's identifies change differently than future land use maps in other master plans; it does not detail zoning on a parcel-by-parcel basis.

Community and Planning Staff Input

The applicant submitted plans for review in late June. The Planning Division has been reviewing the plans for compliance with the applicable standards in the base D-4 zone, Planned Development section, and Conditional Building and Site Design Review section. The Division provided the developer with some initial review comments about the development's compliance with some of those standards. At the same time, the Downtown Community Council, Downtown Alliance, and other members of the public have been providing comments to staff about their concerns with the proposal.

An open house was held at the City & County Building on July 20th. Some comments heard from the public at the open house, in phone calls, and other meetings included:

- Appreciation for the overall architectural style of the buildings
- Concerns about building height being too tall and not stepping down appropriately from the Central Business District
- Impacts of building height on low-rise historic structures on adjacent properties.
- Impacts of vehicular traffic and access on 100 S on the Japanese-American community's ability to host semi-annual events for which closing the roadway to traffic is requested.
- Concerns about cultural context and sensitivity to the remaining examples of historic Japantown.
- Questions about potential traffic impacts.
- Questions about proximity of an alcohol establishment to a church given the new state law

After reviewing the original plans, the Planning Division identified concerns generally related to the pedestrian and transit orientation of the development as required by the associated zoning, CBSDR, and PD standards. These included concerns about:

- Incomplete information about glazing at the ground level
- Limited pedestrian access points on the apartment building on 300 W and 100 S
- Incomplete information on service access and associated design
- Incomplete information on signage and lighting
- Paving patterns on private property that extend into the public sidewalk
- Flat-roof structures that do not make distinctive contributions to the skyline (more design detail information needed).

Additionally, there were concerns about pedestrian connectivity through the development, in particular about ensuring that there is a sufficient density of windows and active entrances to ensure a vibrant entertainment district in compliance with the *Downtown Community Plan* and the applicant's vision.

Updated Plans and Standards of Review

The applicant is in the process of updating their plans in response to preliminary input from the community and Planning staff. Those updated plans are forthcoming. Original development plans are included in Attachment D. Due to the ongoing updates to the plans, staff has not provided a thorough evaluation of the proposal in this memo. However, the below attachments include the standards of review and initial assessment of the Planning Division.

Planning staff generally does not have concerns with the proposal's compliance with the majority of the Planned Development standards that generally deal with compatibility with surrounding development. This is a development in a high-intensity mixed use area that is not near low scale residential uses that would generally cause compatibility concerns. Staff believes that it would be most useful for the Commission to focus on the [Conditional Building and Site Design Review Standards](#) as they relate to the development.

Planning staff generally does not have concerns with additional height for an office tower in the southeast corner of the block (area requested for a rezone to D-1), however, full rezone to D-1 enables development of a tower up to 375' without design review. The Planning Commission may wish to explore other avenues for additional height, including extending the "Additional Permitted Height

Location” (overlay) intended for the convention center hotel, which would enable heights up to 375’ with design review. Given the prominence of an office tower at this location (set apart from the CBD by the low-rise Salt Palace), this option may provide the Planning Commission with greater oversight.

Planning staff does not have concerns with the Conditional Use for a commercial parking structure.

ATTACHMENTS:

[A. Conditional Building and Site Design Review Standards Table](#)

[B. Planned Development Standards Table](#)

[C. Downtown Secondary Central Business District \(D-4\) Zoning Standards](#)

[D. Original Development Plans](#)

[E. Public Comments](#)

ATTACHMENT A: Conditional Building and Site Design Review Standards

21a.59.060: Standards for Design Review: In addition to standards provided in other sections of this title for specific types of approval, the following standards shall be applied to all applications for design review:

Standard	Finding	Rationale
A. Development shall be primarily oriented to the street, not an interior courtyard or parking lot.	Partial	<p>Block A Residential building's only entrances are from the newly created private mid-block street/plaza. No pedestrian access off 300 W or 100 S in approximately 200 ft of street frontage. Outdoor dining proposed along mid-block street/plaza, which is oriented southwest towards 300 W. Only one door directly fronting 300 W in approximately 300 ft of street frontage.</p> <p>Block B Hotel entry and loading is off 300 W. Other retail and hotel entries are off the private mid-block street.</p> <p>Portions of Block C Residential building (north) has no access from a main street and is accessed off the private mid-block street only. (application does not include CBSDR for Block C or Block D).</p> <p>Overall, project is inwardly focused.</p>
B. Primary access shall be oriented to the pedestrian and mass transit.	Incomplete	<p>Mid-block street is oriented to the pedestrian. Some landscape interest provided along 300 W.</p> <p>Project narrative does not address transit orientation.</p>
C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.	Incomplete	Glazing quantities unknown/not specified.
D. Architectural detailing shall be included on the ground floor to emphasize the pedestrian level of the building.	Incomplete	Wood cladding, sealed concrete, exposed steel, and masonry is proposed for ground-level architectural detailing (insufficient information provided).
E. Parking lots shall be appropriately screened and landscaped to minimize their impact on adjacent neighborhoods. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods.	Complies	No parking lots proposed.
F. Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the street or other pedestrian facilities.	?	Transportation review needed.
G. Dumpsters and loading docks shall be appropriately screened or located within the structure.	Incomplete	<p>Garage and loading access should be setback/recessed from the primary building wall.</p> <p>Screening/visibility from the street unknown. Door?</p>
H. Signage shall emphasize the pedestrian/mass transit orientation.	Incomplete	Sign package needed.
I. Lighting shall meet the lighting levels and design requirements set forth in chapter 4 of the Salt Lake City lighting master plan dated May 2006.	Incomplete	Lighting packing needed.

<p>J. Streetscape improvements shall be provided as follows:</p> <ol style="list-style-type: none"> 1. One street tree chosen from the street tree list consistent with the city's urban forestry guidelines and with the approval of the city's urban forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the city's urban forester. 2. Landscaping material shall be selected that will assure eighty percent (80%) ground coverage occurs within three (3) years. 3. Hardscape (paving material) shall be utilized to designate public spaces. Permitted materials include unit masonry, scored and colored concrete, grasscrete, or combinations of the above. 4. Outdoor storage areas shall be screened from view from adjacent public rights of way. Loading facilities shall be screened and buffered when adjacent to residentially zoned land and any public street. 5. Landscaping design shall include a variety of deciduous and/or evergreen trees, and shrubs and flowering plant species well adapted to the local climate. 	<ol style="list-style-type: none"> 1. Partial 2. Incomplete 3. Incomplete 4. Incomplete 5. Incomplete 	<ol style="list-style-type: none"> 1. 100 S frontage requires approximately 6 trees; only 3 shown. 300 W frontage requires approximately 10 trees; only 6 shown. Mid-block street and hotel access may prevent additional trees. No existing trees on either 100 S or 300 W. City Forester review needed. 2. Urban condition where hardscape may be more appropriate. Additional planting areas may be required. 3. Hardscape material unknown. Project needs to comply with Downtown Paving Pattern standards for the public sidewalks. More information needed. 4. Loading area interior to buildings. Screening method unknown. Door? Garage/loading access should be setback/recessed from the primary building wall. More information needed. 5. Narrative indicates that plant materials include water-wise trees, shrubs, ornamental grasses, and flowering perennials of which a minimum of 80% of all proposed plant materials shall be selected from Salt Lake City's list of water-wise plant list. Specific plant selections unknown. Plants must also be grouped according to irrigation zones based on water needs. More information needed.
<p>K. The following additional standards shall apply to any large scale developments with a gross floor area exceeding sixty thousand (60,000) square feet:</p>		
<ol style="list-style-type: none"> 1. The orientation and scale of the development shall conform to the following requirements: <ol style="list-style-type: none"> a. Large building masses shall be divided into heights and sizes that relate to human scale by incorporating changes in building mass or direction, sheltering roofs, a distinct pattern of divisions on surfaces, windows, trees, and small scale lighting. b. No new buildings or contiguous groups of buildings shall exceed a combined 	<ol style="list-style-type: none"> a. Partial/Incomplete b. Complies 	<ol style="list-style-type: none"> a. Block A Residential Building is successfully divided into separate masses that relate to human scale and includes sheltering roofs on the 300 W and mid-block street sides. 100 S elevation is less successful; more information needed. Block B Hotel Building is more blocky in its massing though it does include some sheltering roofs and arcade for hotel entrance. Window patterning on upper stories of front/300 W massing is purposefully random. No lighting information provided. b. Buildings do not exceed a contiguous building length of 300 ft.

<p>contiguous building length of three hundred feet (300').</p>		
<p>2. Public spaces shall be provided as follows: a. One square foot of plaza, park, or public space shall be required for every ten (10) square feet of gross building floor area. b. Plazas or public spaces shall incorporate at least three (3) of the five (5) following elements: (1) Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30"); (2) A mixture of areas that provide shade; (3) Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted; (4) Water features or public art; and/or (5) Outdoor eating areas.</p>	<p>Complies/ Not Applicable</p>	<p>a. Plaza and mid-block street provide sufficient public space for this urban setting. (1) No sitting/bench information provided. (2) Trees included; species unknown; mature canopy size unknown. (3) Additional trees should be planted to provide the maximum amount of tree shade for interest, energy reduction, and to minimize urban heat island effect. (4) Water features included. More information needed. (5) Outdoor dining included in Block A Residential Building; café dining only for Block B Hotel.</p>
<p>L. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as adopted master plan policies, the city's adopted "urban design element" and design guidelines governing the specific area of the proposed development. Where there is a conflict between the standards found in this section and other adopted plans and regulations, the more restrictive regulations shall control.</p>	<p>Partial</p>	<p>The project complies with the intent of the D-4 zoning district, Urban Design Element (1990), and Mid-block Walkway Design Guidelines.</p> <p>Ground level setback exceeds the 5 ft maximum required in the ordinance on Block A Residential and on Block B Hotel.</p>

(Ord. 15-13, 2013)

21a.59.065: Standards for Design Review for Height: In addition to standards provided in 21A.59.060 (above), the following standards shall be applied to all applications to all applications for conditional building and site design review regarding height:

Standard	Finding	Rationale
<p>A. The roofline contains architectural features that give it a distinctive form or skyline, or the rooftop is designed for purposes such as rooftop gardens, common space for building occupants or the public, viewing platforms, shading or daylighting structures, renewable energy systems, heliports, and other similar uses, and provided that such uses are not otherwise prohibited.</p>	<p>Partial/Follow-up</p>	<p>Block A Residential and Block B Hotel are both flat-roof structures. They do not make distinctive contributions to the skyline. More information is needed on the proposed green roof/amenity spaces on Block A Residential. The west portion of Block B Hotel includes a rooftop bar and restaurant that provides some visual interest at the roofline, primarily at night.</p>
<p>B. There is architectural detailing at the cornice level, when appropriate to the architectural style of the building.</p>	<p>Incomplete</p>	<p>Not enough information to complete review.</p>
<p>C. Lighting highlights the architectural detailing of the entire building but shall not exceed the maximum lighting standards as further described elsewhere in this title.</p>	<p>Incomplete</p>	<p>No lighting package submitted or design intent articulated.</p>

ATTACHMENT B: Planned Development Standards

21a.55.050: Standards for Planned Developments: The planning commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards::

Standard	Finding	Rationale
<p>A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section:</p> <p>A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;</p> <p>B. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;</p> <p>C. Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;</p> <p>D. Use of design, landscape, or architectural features to create a pleasing environment;</p> <p>E. Inclusion of special development amenities that are in the interest of the general public;</p> <p>F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;</p> <p>G. Inclusion of affordable housing with market rate housing; or</p> <p>H. Utilization of "green" building techniques in development.</p>	<p>Incomplete</p>	<p>Applicant did not indicate which objective(s) they seek to achieve. Could be A, D, E, or possibly F.</p>
<p>B. Master Plan And Zoning Ordinance Compliance: The proposed planned development shall be:</p> <p>1. Consistent with any adopted policy set forth in the citywide, community, and/or small area master plan and future land use map applicable to the site where the planned development will be located, and</p> <p>2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.</p>	<p>Complies/ Incomplete</p>	<ol style="list-style-type: none"> 1. Project provides a mid-block street (walkway), which fulfills Downtown Community Plan goals. However, more design detail information is needed to verify that the mid-block walkway design follows the design guidelines. 2. The uses are allowed.

<p>C. Compatibility: The proposed planned development shall be compatible with the character of the site, adjacent properties, and existing development within the vicinity of the site where the use will be located. In determining compatibility, the planning commission shall consider:</p> <ol style="list-style-type: none"> 1. Whether the street or other adjacent street/access/means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any 2. Whether the planned development and its location will create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected, based on: <ol style="list-style-type: none"> a. Orientation of driveways and whether they direct traffic to major or local streets, and, if directed to local streets, the impact on the safety, purpose, and character of these streets; b. Parking area locations and size, and whether parking plans are likely to encourage street side parking for the planned development which will adversely impact the reasonable use of adjacent property; c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property. 3. Whether the internal circulation system of the proposed planned development will be designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic; 4. Whether existing or proposed utility and public services will be adequate to support the proposed planned development at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources; 5. Whether appropriate buffering or other mitigation measures, such as, but not limited to, landscaping, setbacks, building location, sound attenuation, odor control, will be provided to protect adjacent land uses from excessive light, noise, odor and visual impacts and other unusual disturbances from trash collection, deliveries, and mechanical equipment resulting from the proposed planned development; and 6. Whether the intensity, size, and scale of the proposed planned development is 	<p>Complies/In process</p>	<ol style="list-style-type: none"> 1. Transportation review needed. 2. Transportation review needed. 3. Transportation review needed. 4. Public Utilities and Public Services review needed. 5. Sign package needed. Specific concerns about LED screening on side of hotel building and use of the screen for off-premise advertising and visual impacts on neighboring properties.
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<p>compatible with adjacent properties.</p> <p>If a proposed conditional use will result in new construction or substantial remodeling of a commercial or mixed used development, the design of the premises where the use will be located shall conform to the conditional building and site design review standards set forth in chapter 21A.59 of this title.</p>		<p>6. Massing and scale addressed through PLNPCM2017-00448 Conditional Building and Site Design Review application.</p>
<p>D. Landscaping: Existing mature vegetation on a given parcel for development shall be maintained. Additional or new landscaping shall be appropriate for the scale of the development, and shall primarily consist of drought tolerant species;</p>	<p>Complies/ Partial</p>	<p>No existing landscaping. Additional trees and planting may be required.</p>
<p>E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;</p>	<p>Complies</p>	<p>No historic or other features exist on the property. The parking lot (approximately 115 S 300 W) and adjacent properties on 100 S were part of historic Japantown of which only the Buddhist Temple and Japanese Church of Christ remain.</p>
<p>F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.</p>	<p>Complies</p>	<p>See other linked applications.</p>

ATTACHMENT C: Downtown Secondary Central Business District (D-4) Zoning Standards

21A.30.045: D-4 DOWNTOWN SECONDARY CENTRAL BUSINESS DISTRICT:

A. Purpose Statement: The purpose of the D-4 secondary central business district is to foster an environment consistent with the area's function as a housing, entertainment, cultural, convention, business, and retail section of the city that supports the central business district. Development is intended to support the regional venues in the district, such as the Salt Palace Convention Center, and to be less intense than in the central business district. This district is appropriate in areas where supported by applicable master plans. The standards are intended to achieve established objectives for urban and historic design, pedestrian amenities, and land use control, particularly in relation to retail commercial uses.

B. Uses: Uses in the D-4 secondary central business district as specified in section [21A.33.050](#), "Table Of Permitted And Conditional Uses For Downtown Districts", of this title, are permitted subject to the general provisions set forth in section [21A.30.010](#) of this chapter. In addition, all conditional uses in the D-4 district shall be subject to design evaluation and approval by the planning commission.

C. D-4 District General Regulations:

1. Minimum Lot Size: No minimum lot area or lot width is required.
2. Yard Requirements:
 - a. Front And Corner Side Yards: No minimum yards are required, however, no yard shall exceed five feet (5') except as authorized through the conditional building and site design review process. Such designs shall be subject to the requirements of chapter 21A.59 of this title. Where an entire block frontage is under one ownership, the setback for that block frontage shall not exceed twenty five feet (25'). Exceptions to this requirement may be authorized through the conditional building and site design review process subject to the requirements of chapter 21A.59 of this title.
 - b. Interior Side And Rear Yards: None required.
3. Restrictions On Parking Lots And Structures: An excessive influence of at or above ground parking lots and structures can negatively impact the urban design objectives of the D-4 district. To control such impacts, the following regulations shall apply to at or above ground parking facilities:
 - a. Within block corner areas, structures shall be located behind principal buildings, or at least seventy five feet (75') from front and corner side lot lines.
 - b. Within the mid block areas, parking structures shall be located behind principal buildings, or at least thirty feet (30') from front and corner side lot lines. A modification to this requirement may be granted

as a conditional use, subject to conformance with the standards and procedures of chapter 21A.54 of this title. Parking structures shall meet the following:

- (1) Retail goods/service establishments, offices and/or restaurants shall be provided on the first floor adjacent to the front or corner side lot line. The facades of such first floor shall be compatible and consistent with the associated retail or office portion of the building and other retail uses in the area.
 - (2) Levels of parking above the first level facing the front or corner side lot line shall have floors/facades that are horizontal, not sloped.
 - (3) Mid block surface parking lots shall have a fifteen foot (15') landscaped setback.
- c. Accessory parking structures built prior to the principal use, and commercial parking structures, shall be permitted as conditional uses with the approval of the planning commission pursuant to the provisions of chapter 21A.54 of this title.
- d. No special restrictions shall apply to belowground parking facilities.
- e. At grade (surface) parking facilities shall be set back behind the principal building and shall be set back at least seventy five feet (75') from front and corner side lot lines and landscaped in a way that minimizes visual impacts.
4. Interior Plazas, Atriums And Galleries: Interior plazas, atriums and galleries shall be permitted throughout the D-4 secondary central business district.
5. Location Of Service Areas: All loading docks, refuse disposal areas and other service activities shall be located on block interiors away from view of any public street. Exceptions to this requirement may be approved through the site plan review process when a permit applicant demonstrates that it is not feasible to accommodate these activities on the block interior. If such activities are permitted adjacent to a public street, a visual screening design approved by the zoning administrator shall be required.
6. Landscape Requirements: All buildings constructed after April 12, 1995, shall conform to the special landscape requirements applicable to the D-4 secondary central business district as contained in chapter 21A.48 of this title.
7. Maximum Building Height: No building shall exceed seventy five feet (75'). Buildings taller than seventy five feet (75') but less than one hundred twenty feet (120') may be authorized through the conditional building and site design review process, subject to the requirements of chapter 21A.59 of this title. Additional height may be allowed as specified below:
- a. Additional Permitted Height Location: Additional height greater than one hundred twenty feet (120') but not more than three hundred seventy five feet (375') in height is permitted in the area bounded by the centerlines of South Temple, West Temple, 200 South, and 200 West Streets.
- (1) Conditional Height: Buildings may exceed the one hundred twenty foot (120') height limit to a maximum height of three hundred seventy five feet (375'), provided they conform to the standards and procedures outlined in the conditional building and site design review process of chapter 21A.59 of this title and the following requirements:
- (A) Additional Setback: To minimize excessive building mass at higher elevations and preserve

scenic views, some or all of the building mass shall be subject to additional setback, as determined appropriate through the conditional building and site design review process.

(B) Exception: The first fifty feet (50') of height shall not be set back from the street front more than five feet (5') except that setbacks greater than five feet (5') may be approved through the conditional building and site design review process.

(C) Ground Floor Uses: See subsection [21A.37.050A](#) and section [21A.37.060](#), table [21A.37.060](#), subsection D of this title for this requirement.

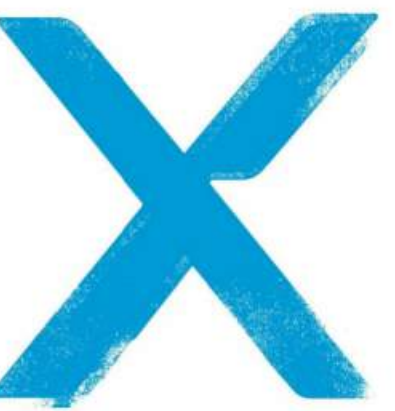
8. Mid Block Walkways: As a part of the city's plan for the downtown area, it is intended that mid block walkways be provided to facilitate pedestrian movement within the area. To delineate the public need for such walkways, the city has formulated an official plan for their location and implementation, which is on file at the planning division office. All buildings constructed after the effective date hereof within the D-4 downtown district shall conform to this plan for mid block walkways.
9. Mid Block Streets: Developments constructing mid block streets, either privately owned with a public easement or publicly dedicated, that are desired by an applicable master plan:
 - a. May use a portion or all of the overhead and underground right of way of the new mid block street as part of their developable area irrespective of lot lines, subject to design review and approval of the planning commission.
 - b. May increase the height of the building on the remaining abutting parcel, subject to the conditional building and site design review process in conformance with the standards and procedures of chapter 21A.59 of this title. (Ord. 12-17, 2017)

ATTACHMENT D: Original Development Plans

Plans begin on the next page.

THE RITCHIE GROUP / BLOCK 67

Salt Lake City, UT



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Original drawings remain the property of the Architect and as such the Architect retains total ownership and control. The design represented by these drawings is sold to the Client for a one time use, unless otherwise agreed upon in writing by the Architect.
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BLOCK 67

SHEET DIRECTORY

No.	TITLE
GENERAL	
G001	COVER SHEET
G002	MASTER PLAN SITE
G003	SITE LOCATION
G004	MASTER PLAN MASSING
G005	MASTER PLAN: CIRCULATION & ACCESS DIAGRAM

ARCHITECTURAL

AS010	ENLARGED PLAZA PLAN
A005	BLOCK A - PLAZA SECTION & CONCEPT IMAGERY
A010	BLOCK A - PERSPECTIVE VIEW
A011	BLOCK A - PERSPECTIVE VIEW
A020	FLOOR PLAN P02: PARKING LEVEL 02
A021	FLOOR PLAN P01: PARKING LEVEL 01
A022	FLOOR PLAN L01: GROUND LEVEL 01
A023	FLOOR PLAN L02: RESIDENTIAL AND FITNESS AMENITY LEVEL 02
A024	FLOOR PLAN L03: RESIDENTIAL LEVEL 03
A025	FLOOR PLAN L04 - L05: RESIDENTIAL LEVEL 04 - 05
A026	FLOOR PLAN L06: RESIDENTIAL AND CLUBHOUSE AMENITY LEVEL 06
A027	FLOOR PLAN L07 - L09: RESIDENTIAL LEVEL 07 - 09
A028	FLOOR PLAN L10: RESIDENTIAL & PENTHOUSE LEVEL 10
A029	FLOOR PLAN L11: RESIDENTIAL, PENTHOUSE & ROOFTOP AMENITY LEVEL 11
A030	NORTH ELEVATION
A031	SOUTH ELEVATION
A032	WEST ELEVATION
A033	EAST ELEVATION
A040	PROJECT DATA: PHASE I - BLOCK A
A045	BLOCK B - PLAZA SECTION & CONCEPT IMAGERY
A050	BLOCK B - PERSPECTIVE VIEW
A051	BLOCK B - PERSPECTIVE VIEW
A060	FLOOR PLAN P02: PARKING LEVEL 02
A061	FLOOR PLAN P01: PARKING LEVEL 01
A062	FLOOR PLANS: HOTEL LEVEL 1
A063	FLOOR PLANS: HOTEL LEVEL 2
A064	FLOOR PLANS: HOTEL LEVEL 3-10
A065	FLOOR PLANS: HOTEL LEVEL 11
A070	NORTH ELEVATION
A071	SOUTH ELEVATION
A072	EAST ELEVATION
A073	WEST ELEVATION
A080	PROJECT DATA: PHASE I - BLOCK B

SITE AND TECHNICAL DRAWINGS - COVER PAGE

AS101	ARCHITECTURAL SITE PLAN
AS102	ARCHITECTURAL SITE PLAN
Sheet 1	SITE SURVEY
Sheet 2	SITE SURVEY
Sheet 3	SITE SURVEY
C1	EXISTING CONDITION PLAN
C1a	EXISTING CONDITION PLAN WITH AERIAL
C2	DEMOLITION PLAN PHASE I
C3	OVERALL SITE PLAN
C4	PHASE 1 BLOCK AB SITE PLAN
C5	PHASE 1 BLOCK AB GARAGE EXCAVATION
C6	PHASE 1 BLOCK AB GRADING PLAN
C6a	PHASE 1 BLOCK AB GRADING PLAN A
C6b	PHASE 1 BLOCK AB GRADING PLAN B
C6c	PHASE 1 BLOCK AB GRADING PLAN C
C7	PHASE 1 BLOCK AB UTILITY PLAN
C7a	PHASE 1 BLOCK AB UTILITY PLAN 100 SO.
C7b	PHASE 1 BLOCK AB UTILITY PLAN 300 W
LI101	IRRIGATION PLAN
LI102	IRRIGATION PLAN
LI601	IRRIGATION LEGEND
LP101	PLANTING PLAN (GROUND PLANE)
LP102	PLANTING PLAN (GROUND PLANE)
LP111	PLANTING PLAN
LP112	PLANTING PLAN
LP601	PLANTING LEGEND
ES101	SITE ELECTRICAL DEMOLITION PLAN
ES102	SITE ELECTRICAL PLAN

GGLO DESIGN

THE RITCHIE GROUP
BLOCK 67
251 WEST 100 SOUTH
SALT LAKE CITY, UTAH



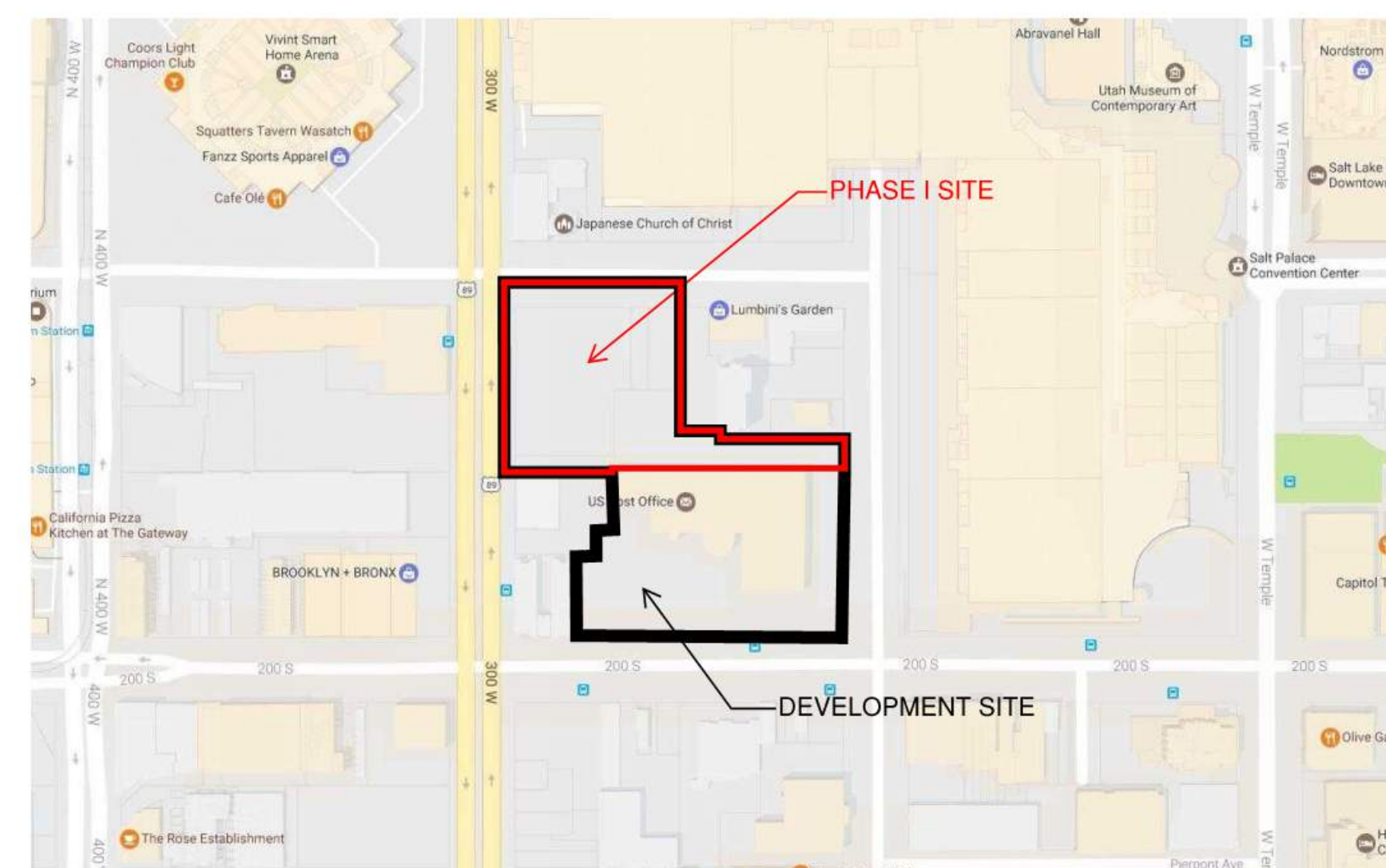
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COVER SHEET

G001



LOCATION MAP



DEVELOPMENT SITE



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THE RITCHIE GROUP
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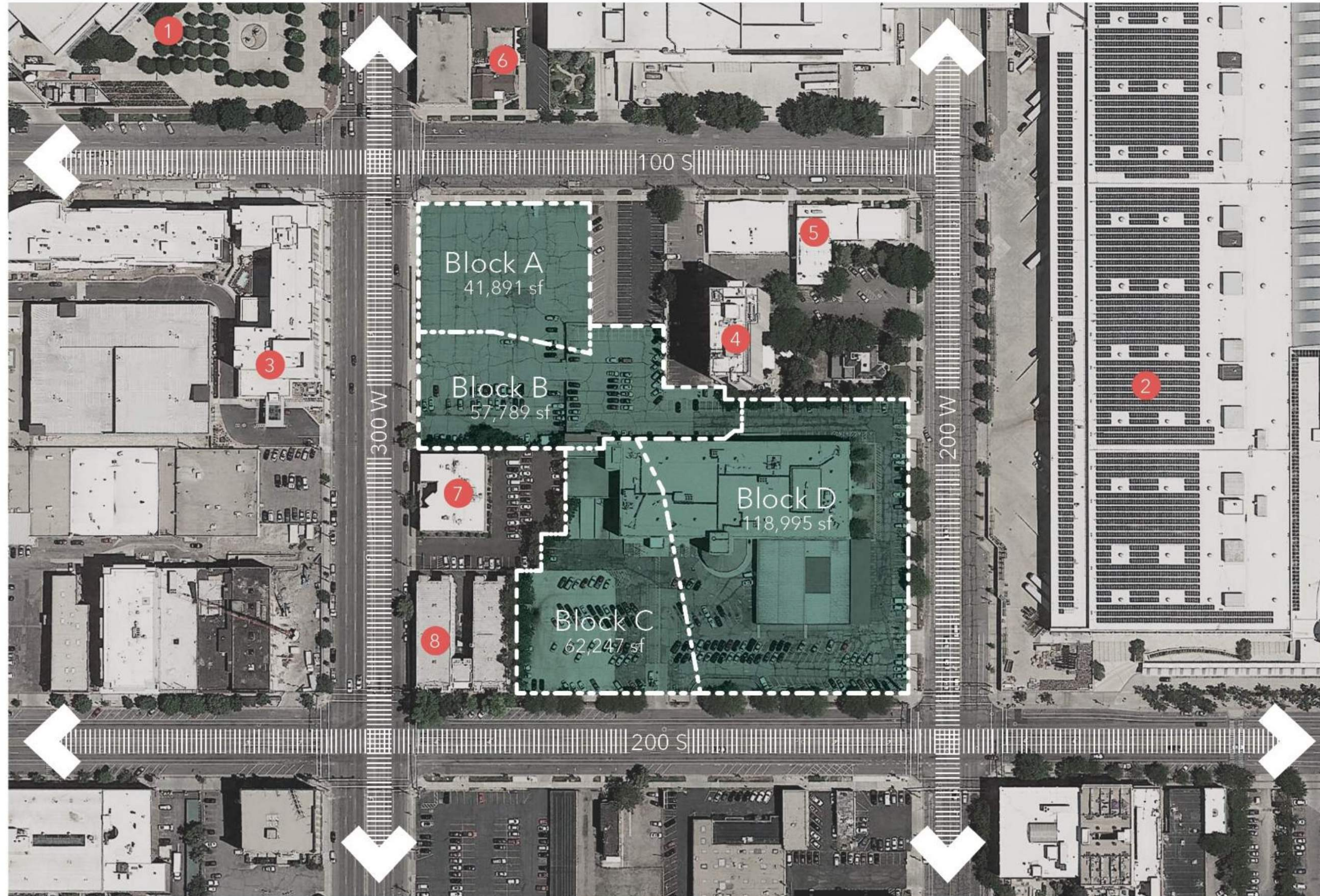
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MASTER PLAN
SITE

G002



- 1 Vivint Smart Home Arena
- 2 Salt Palace Convention Center
- 3 Hyatt House Hotel
- 4 Neighboring Housing Tower
- 5 Salt Lake Buddhist Church & Temple
- 6 Japanese Church of Christ
- 7 Asian Association of Utah: Refugee & Immigrant Center
- 8 Neighboring Apartment Building



b

c

B

A

1 2 3 4 5

B
C
B

A



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SITE LOCATION

G003



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**MASTER PLAN
MASSING**

G004

1 2 3 4 5

B

C

B

A

Block A Residential

254,241 gsf
12,943 sf of Retail
237,810 sf of Residential
230 Units

Block B: Hospitality

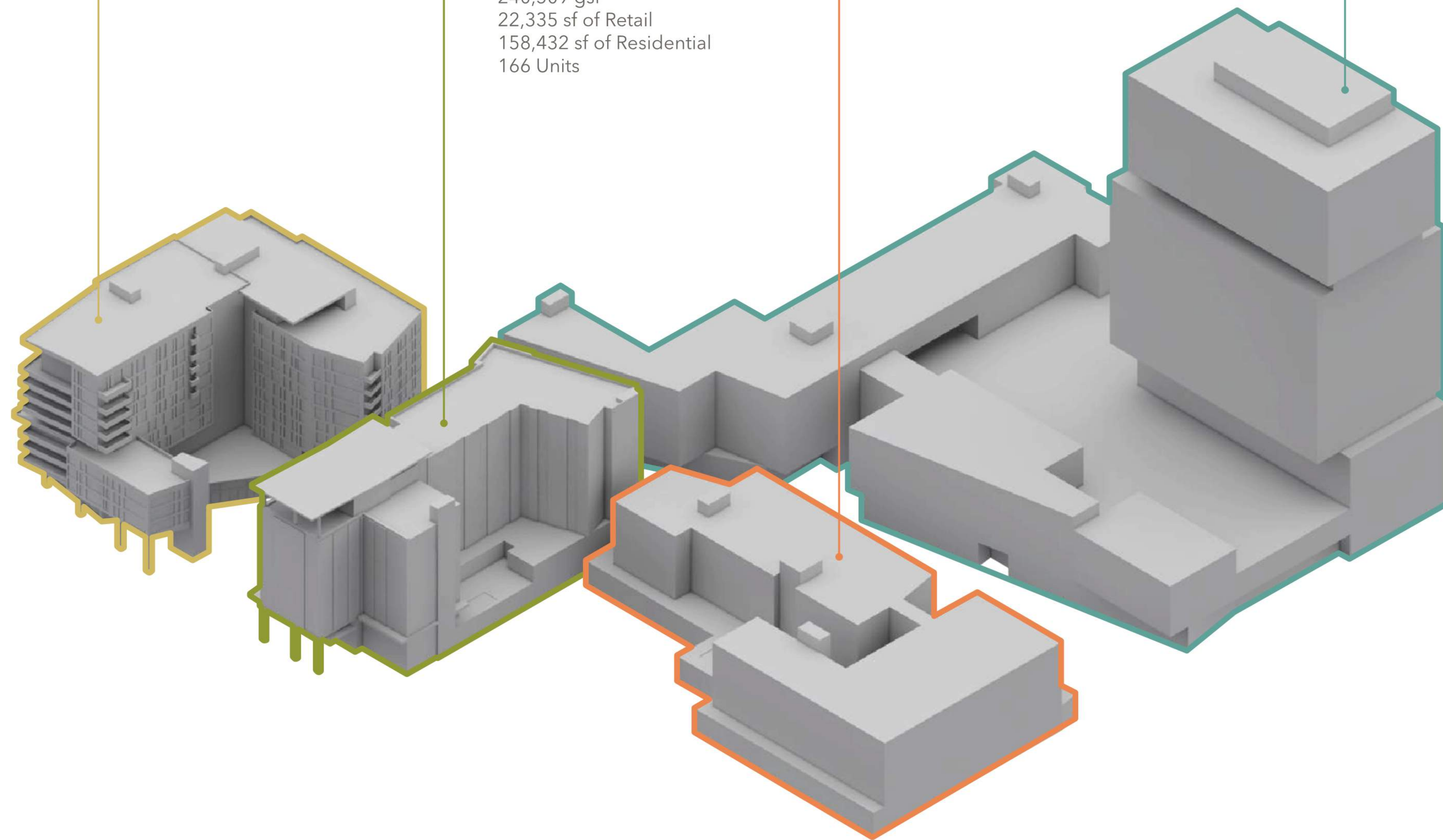
176,254 gsf
5,998 sf of Retail
159,795 sf of Hospitality
271 Keys

Block C: Residential

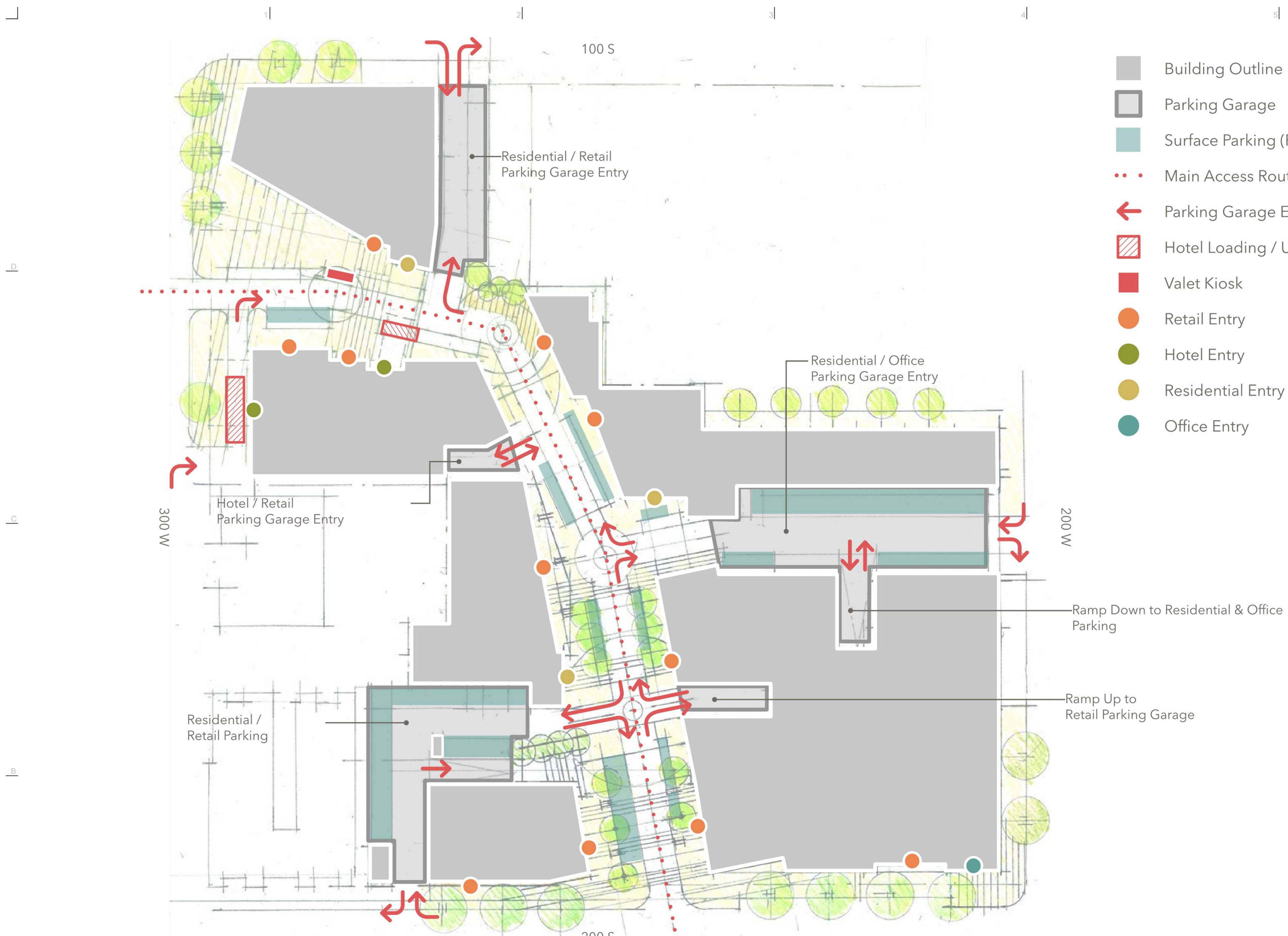
240,509 gsf
22,335 sf of Retail
158,432 sf of Residential
166 Units

Block D: Residential & Office

1,066,181 gsf
59,875 sf of Retail
429,625 sf of Office
243,110 sf of Residential
260 Units

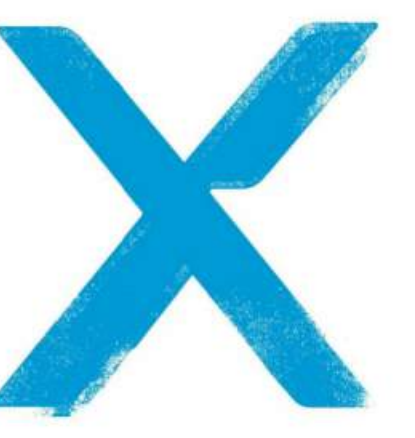
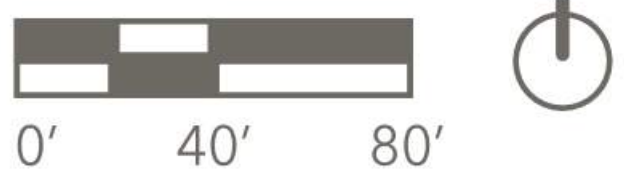


Block 67 Master Plan Massing



- Building Outline
- Parking Garage
- Surface Parking (Parallel & 90°)
- Main Access Route
- Parking Garage Entry / Ramp Entry
- Hotel Loading / Unloading Zone
- Valet Kiosk
- Retail Entry
- Hotel Entry
- Residential Entry
- Office Entry

Master Plan: Circulation & Access Diagram



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**MASTER PLAN:
CIRCULATION &
ACCESS
DIAGRAM**

G005



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**ENLARGED
PLAZA PLAN**

AS010

1 2 3 4 5

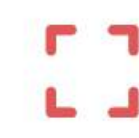




B

C

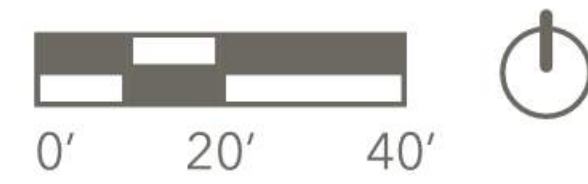
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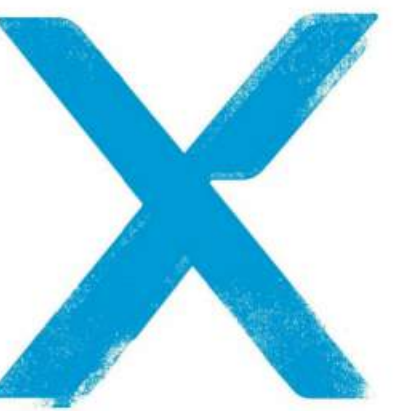
A



-  Hotel Loading / Unloading Zone
-  Valet Kiosk & Drop Off
-  Retail Entry
-  Hotel Entry
-  Residential Entry

Enlarged Plaza Plan (DEVELOPMENT PLAN)





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**BLOCK A -
PLAZA SECTION
& CONCEPT
IMAGERY**

A005

Phase I: Block A



Plaza Section & Concept Imagery



D

C

B

A

1 2 3 4 5

B
C
B
A



Perspective view looking Southeast from Smart Home Arena

BLOCK A



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BLOCK A - PERSPECTIVE VIEW

A010

1 2 3 4 5

B
C
B

A



Aerial view looking North across Block A



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**BLOCK A -
PERSPECTIVE
VIEW**

A011



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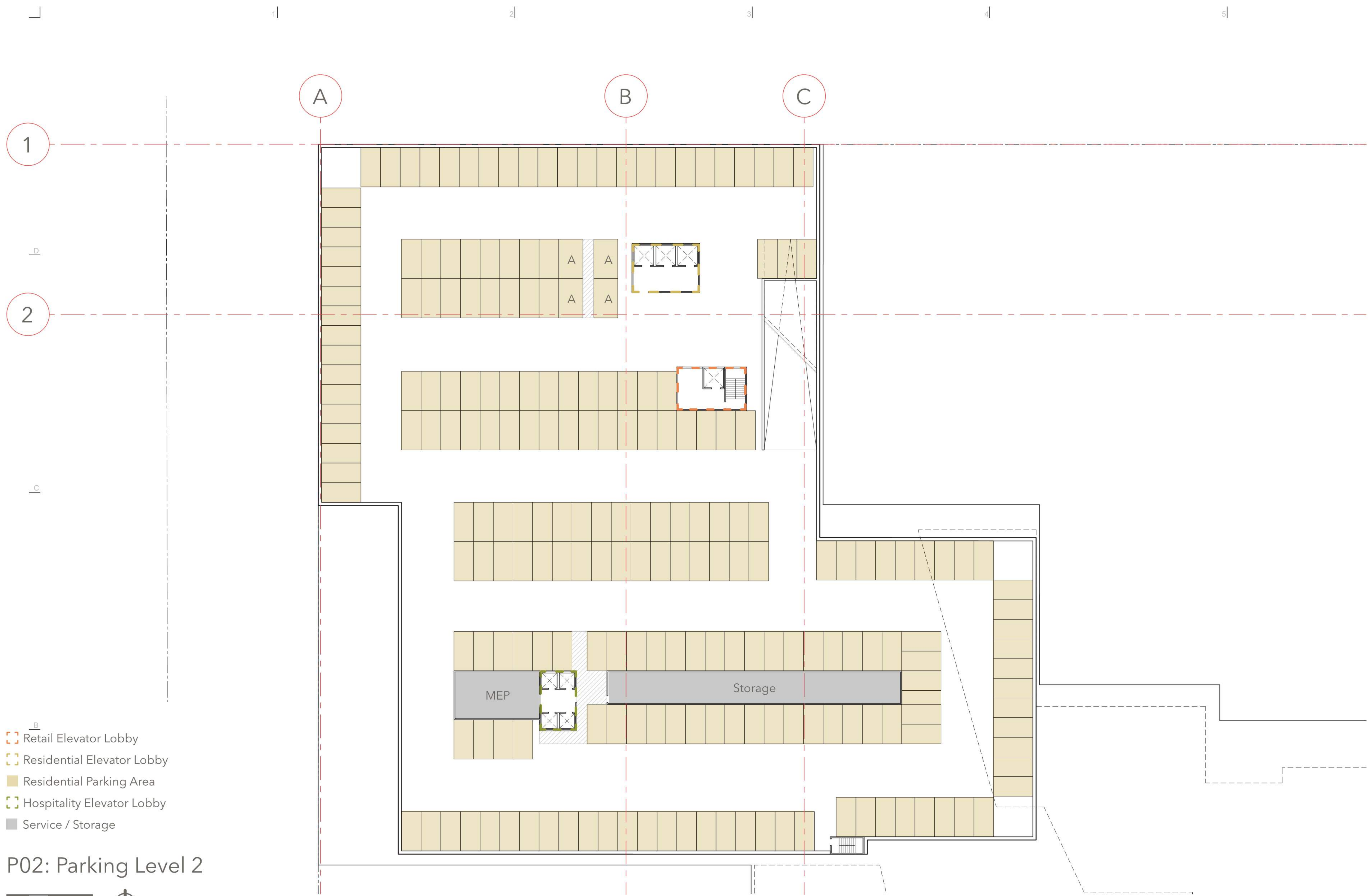
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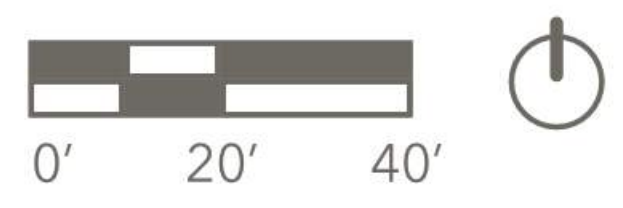
**FLOOR PLAN
P02: PARKING
LEVEL 02**

A020



- Retail Elevator Lobby
- Residential Elevator Lobby
- Residential Parking Area
- Hospitality Elevator Lobby
- Service / Storage

P02: Parking Level 2



A



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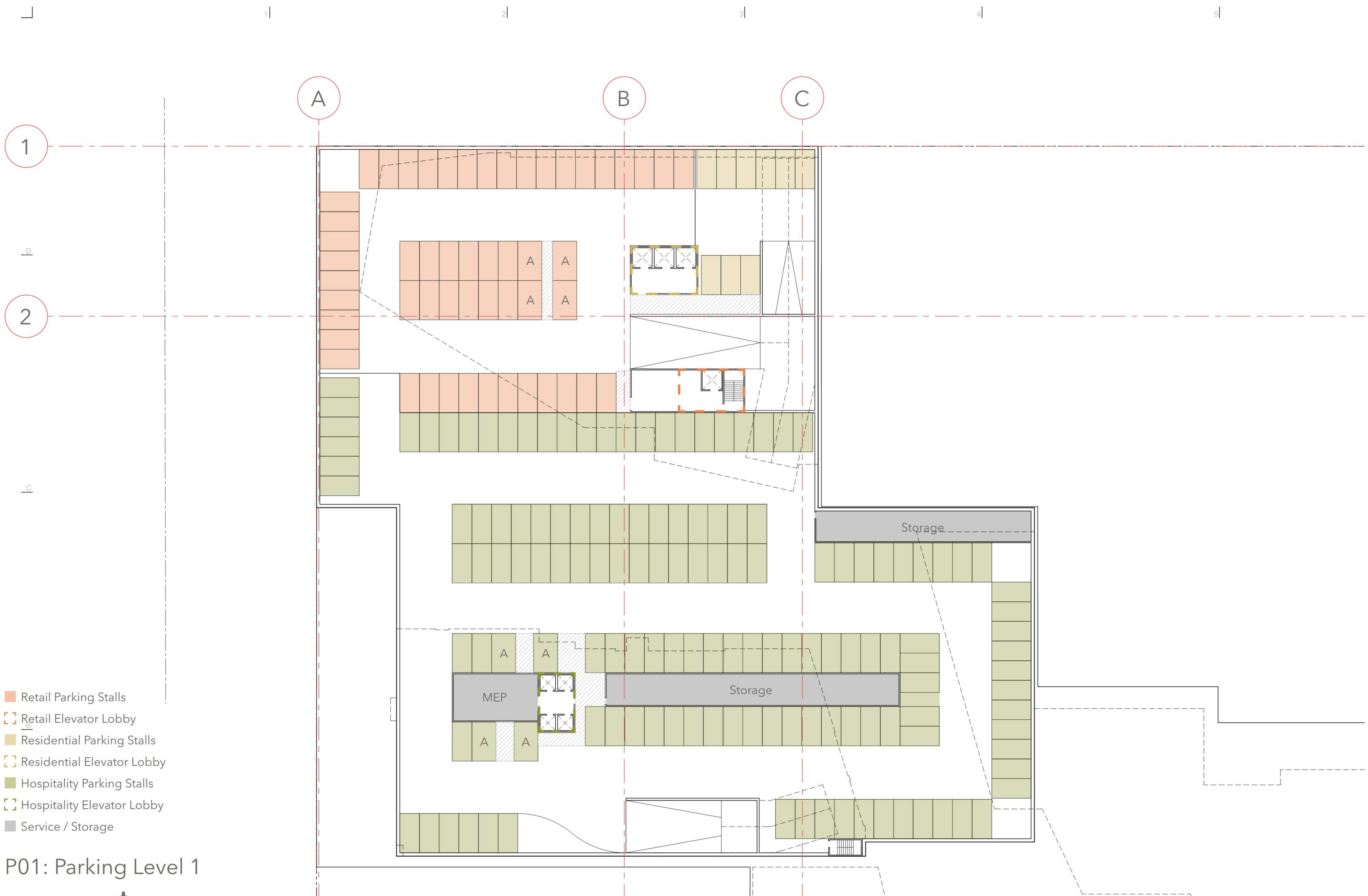
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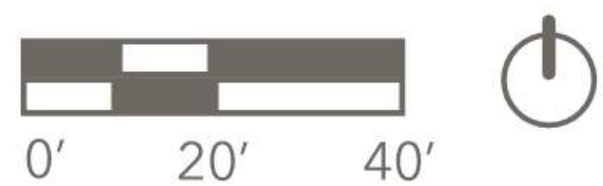
**FLOOR PLAN
P01: PARKING
LEVEL 01**

A021



- Retail Parking Stalls
- Retail Elevator Lobby
- Residential Parking Stalls
- Residential Elevator Lobby
- Hospitality Parking Stalls
- Hospitality Elevator Lobby
- Service / Storage

P01: Parking Level 1



A



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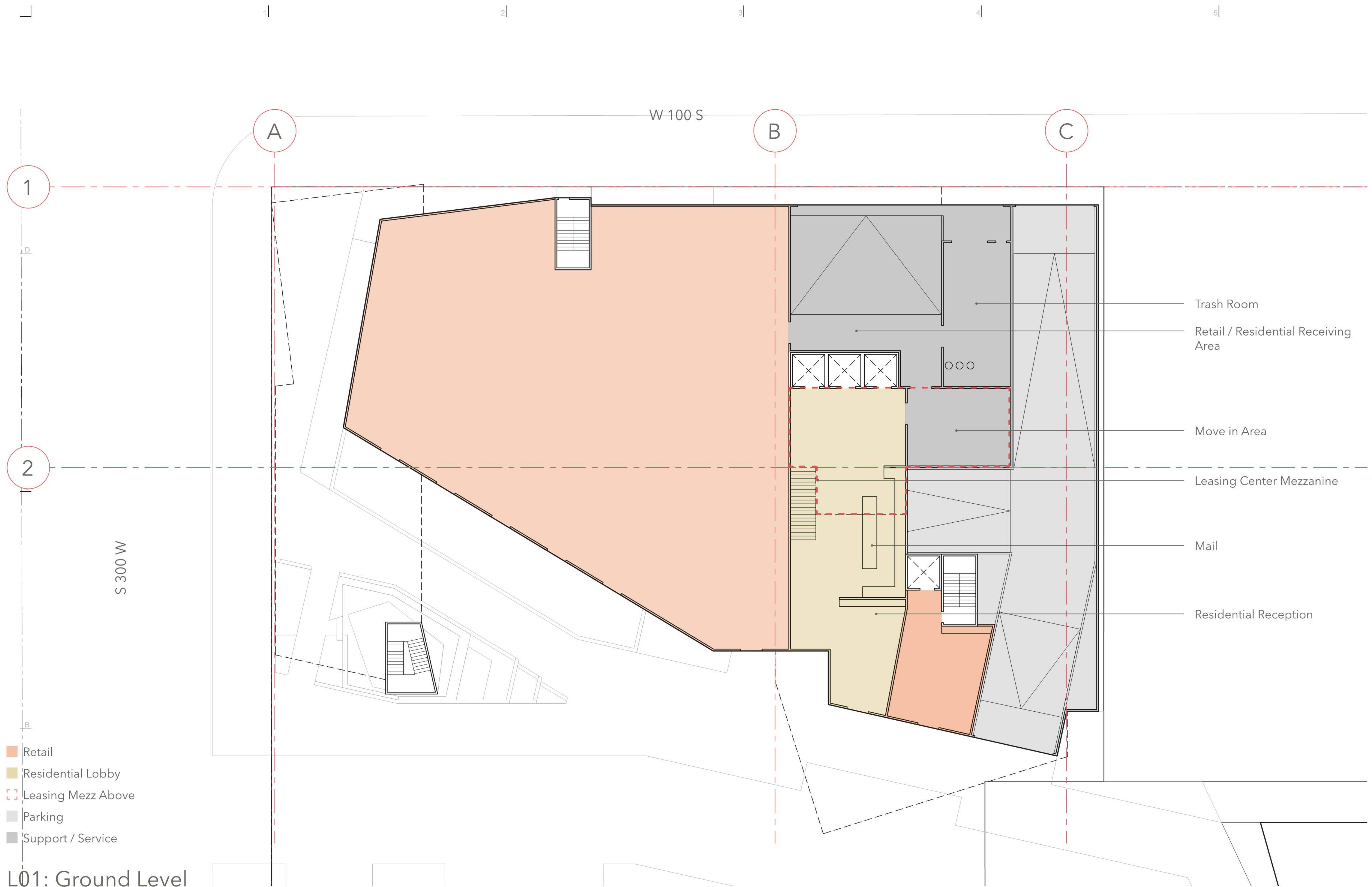
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FLOOR PLAN
L01: GROUND
LEVEL 01

A022



- Retail
- Residential Lobby
- Leasing Mezz Above
- Parking
- Support / Service

L01: Ground Level



A



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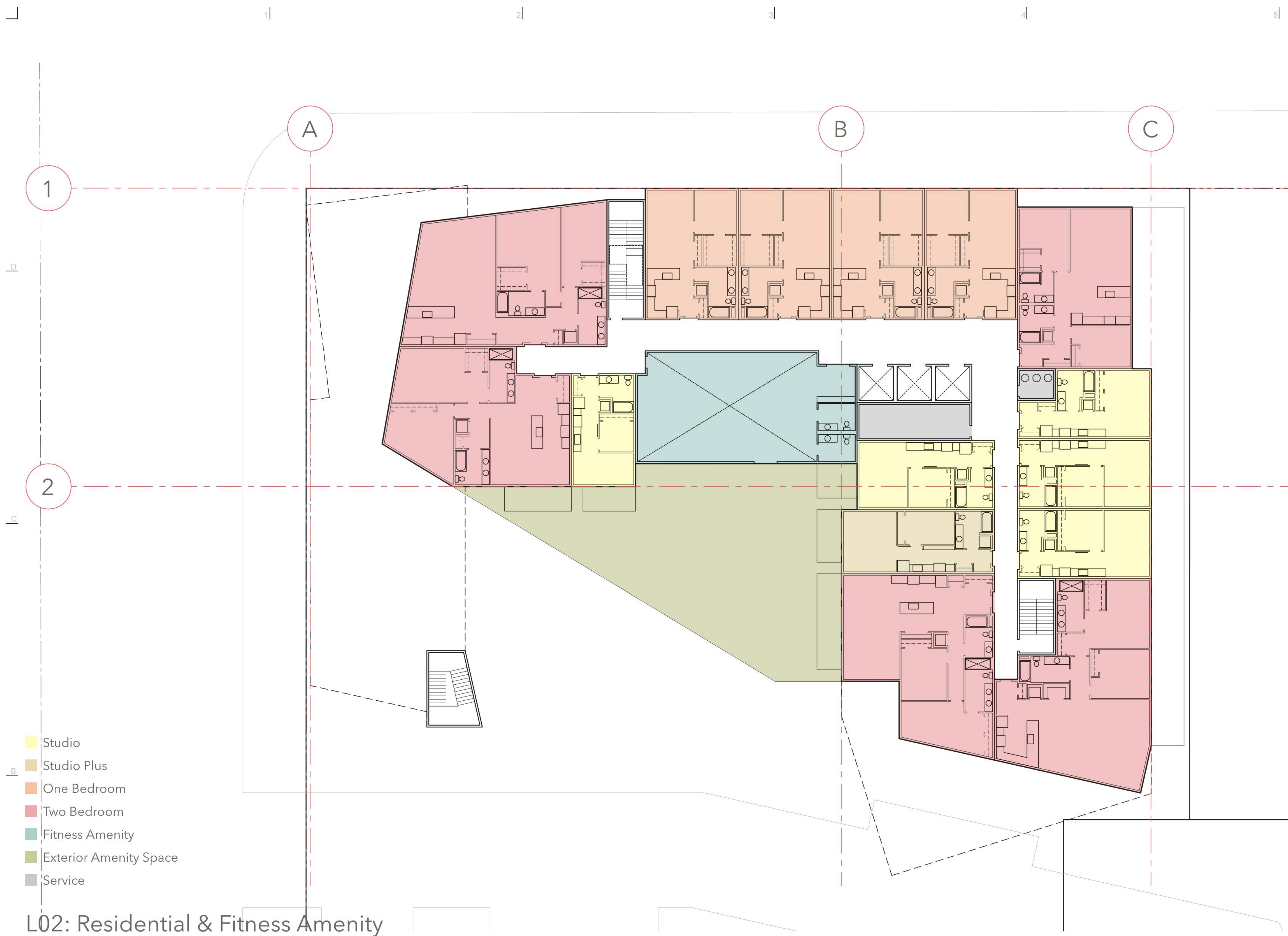
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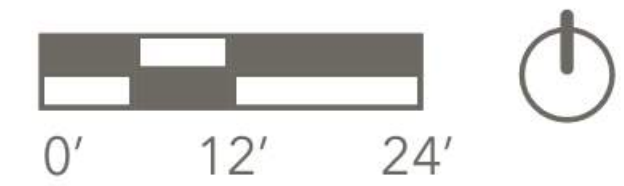
**FLOOR PLAN L02:
RESIDENTIAL
AND FITNESS
LEVEL 02**

A023



- Studio
- Studio Plus
- One Bedroom
- Two Bedroom
- Fitness Amenity
- Exterior Amenity Space
- Service

L02: Residential & Fitness Amenity



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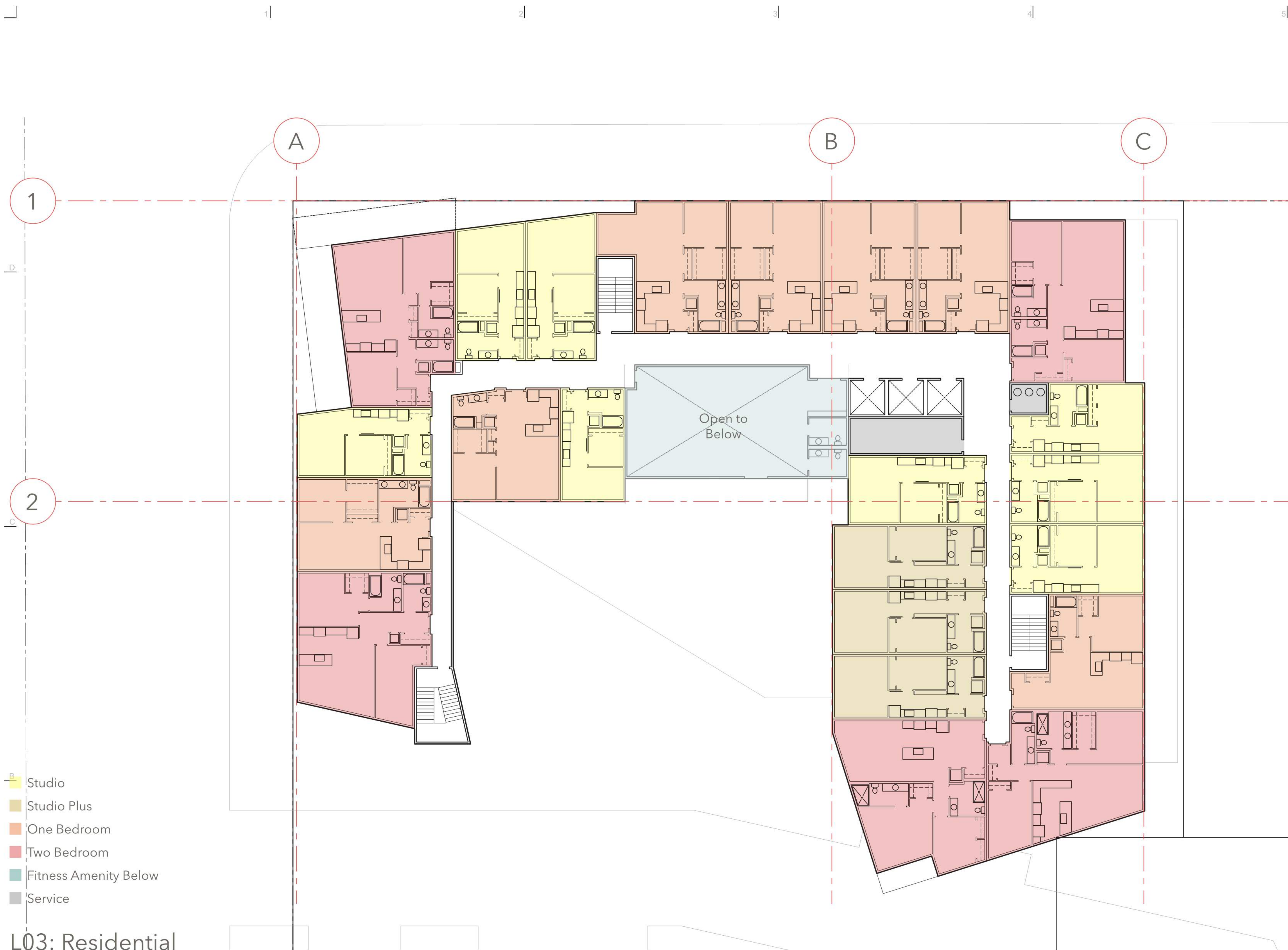
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FLOOR PLAN
L03:
RESIDENTIAL
LEVEL 03

A024

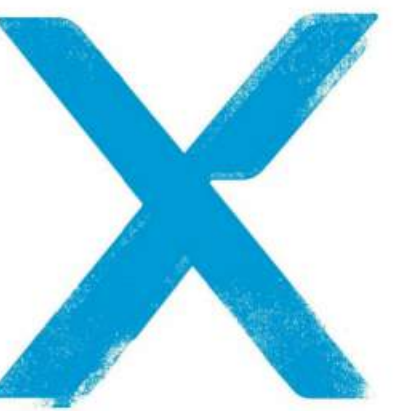


- Studio
- Studio Plus
- One Bedroom
- Two Bedroom
- Fitness Amenity Below
- Service

L03: Residential



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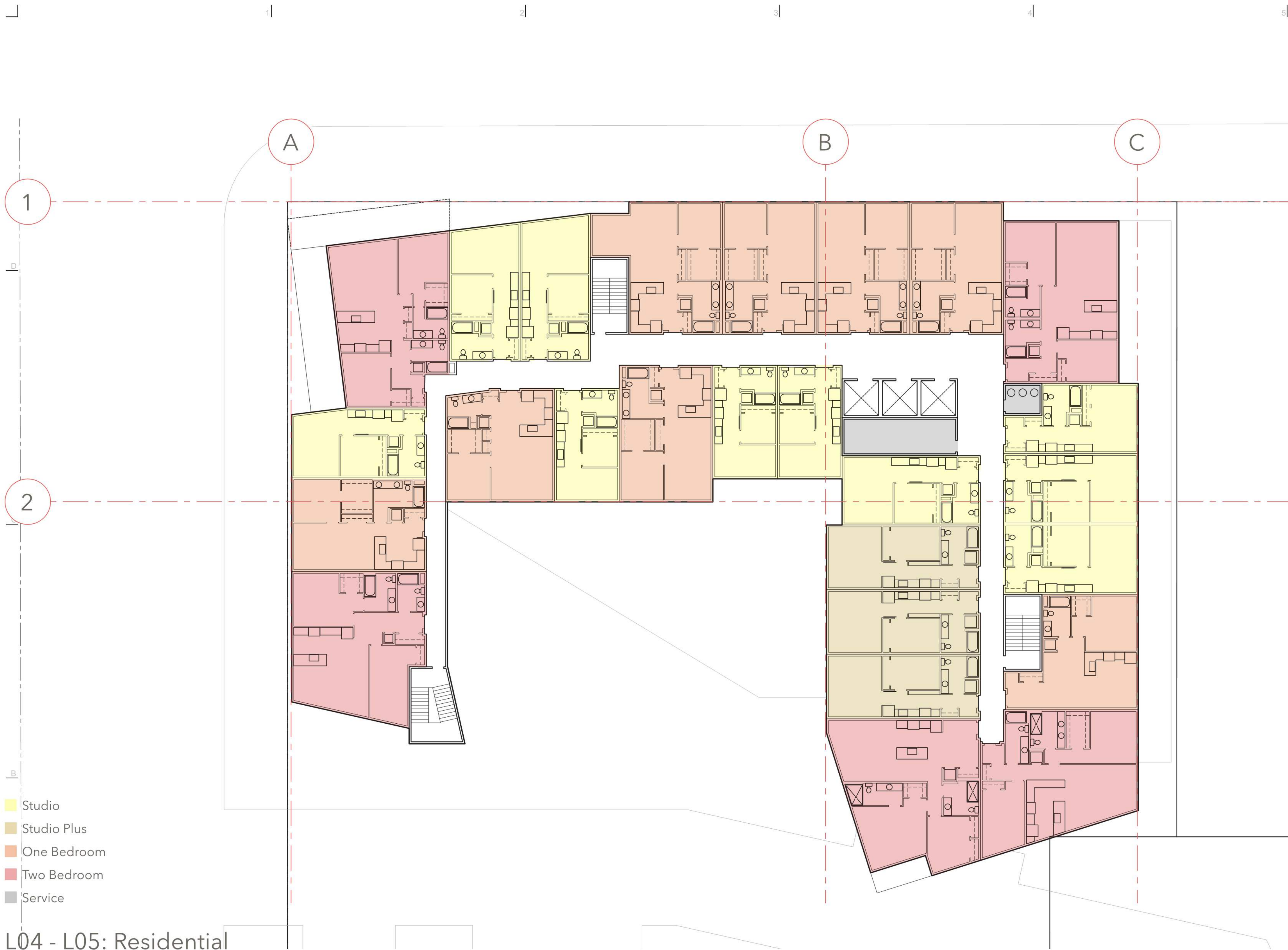
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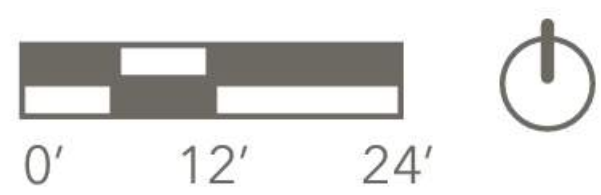
FLOOR PLAN
L04 - L05:
RESIDENTIAL
LEVEL 04 - 05

A025



- Studio
- Studio Plus
- One Bedroom
- Two Bedroom
- Service

L04 - L05: Residential



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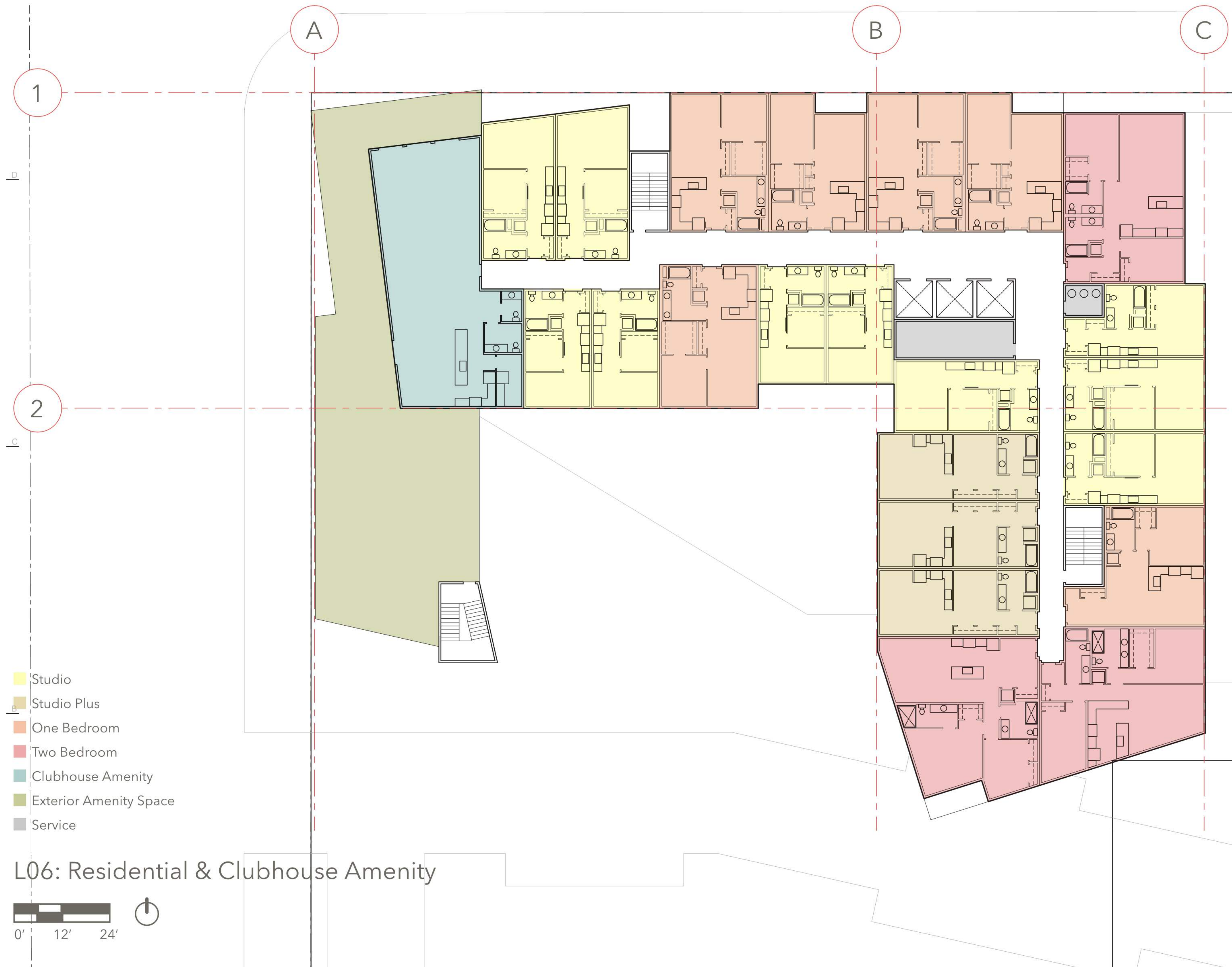
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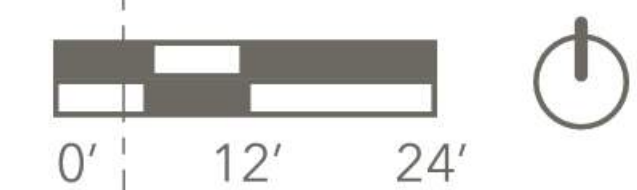
**FLOOR PLAN L06:
RESIDENTIAL
AND CLUBHOUSE
LEVEL 06**

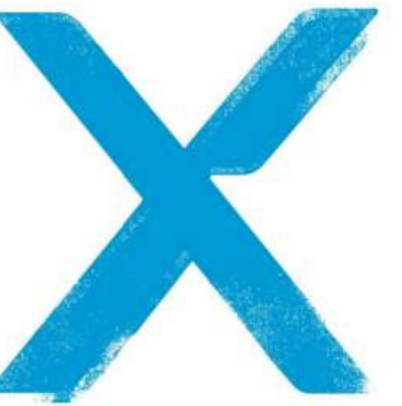
A026



- Studio
- Studio Plus
- One Bedroom
- Two Bedroom
- Clubhouse Amenity
- Exterior Amenity Space
- Service

L06: Residential & Clubhouse Amenity





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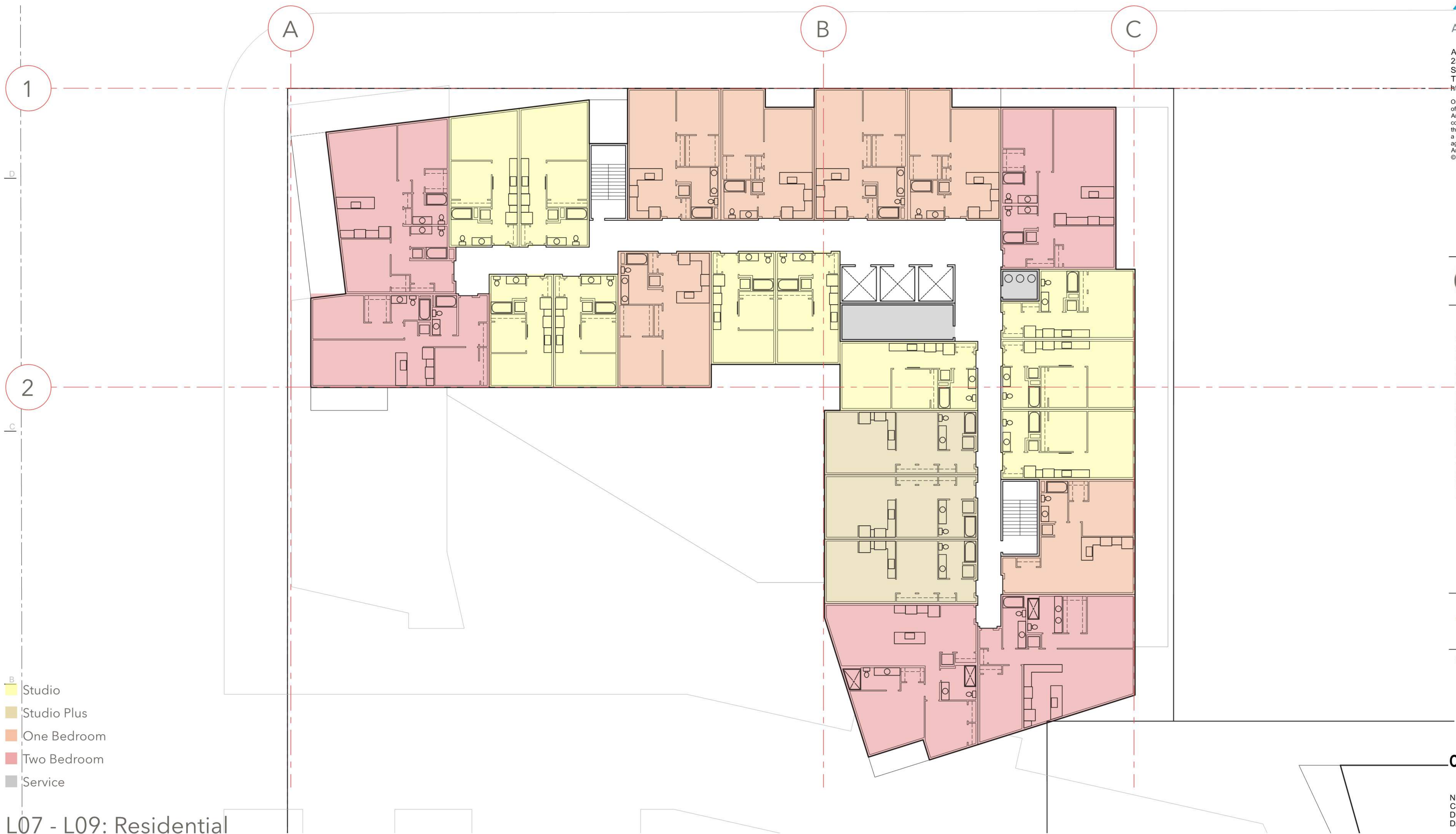
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FLOOR PLAN
L07 - L09:
RESIDENTIAL
LEVEL 07 - 09

A027



- Studio
- Studio Plus
- One Bedroom
- Two Bedroom
- Service

L07 - L09: Residential



A



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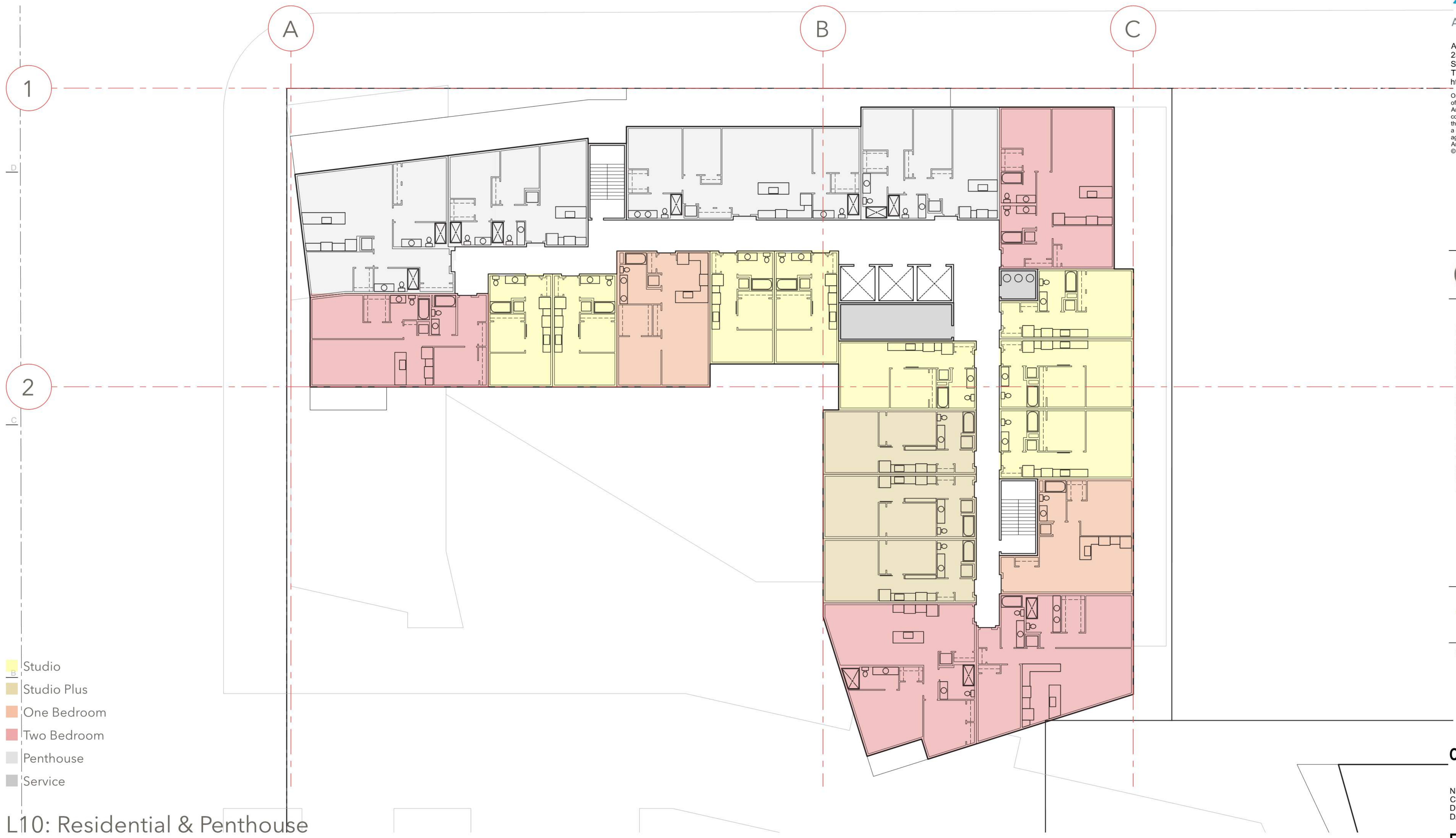
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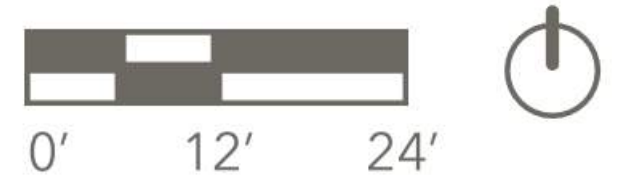
**FLOOR PLAN L10:
RESIDENTIAL &
PENTHOUSE
LEVEL 10**

A028



- Studio
- Studio Plus
- One Bedroom
- Two Bedroom
- Penthouse
- Service

L10: Residential & Penthouse



A



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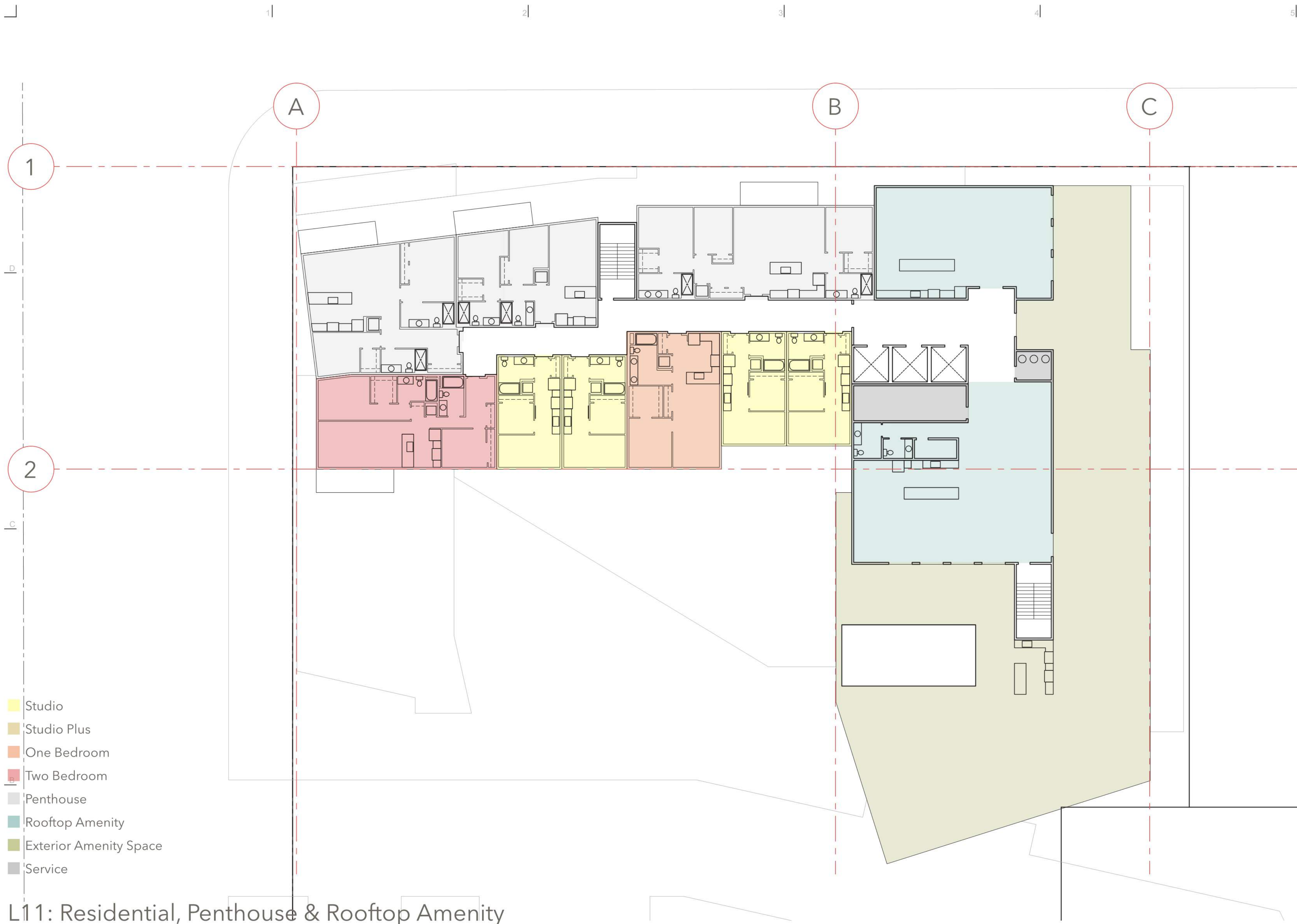
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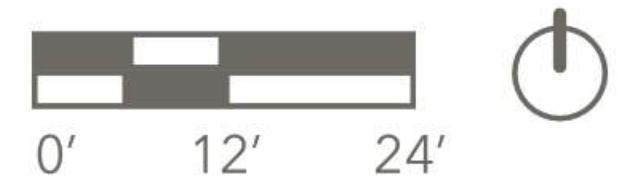
FLOOR PLAN L11:
RESIDENTIAL,
PENTHOUSE &
ROOFTOP LVL 11

A029



- Studio
- Studio Plus
- One Bedroom
- Two Bedroom
- Penthouse
- Rooftop Amenity
- Exterior Amenity Space
- Service

L11: Residential, Penthouse & Rooftop Amenity



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NORTH ELEVATION

A030



North Elevation



A



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SOUTH ELEVATION

A031



South Elevation

A



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WEST ELEVATION

A032

1 2 3 4 5



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GGLO
DESIGN

THE RITCHIE GROUP
BLOCK 67
251 WEST 100 SOUTH
SALT LAKE CITY, UTAH



Date Revision

CITY REVIEW

NEXUS PROJECT #: 16063
CHECKED BY: AKC
DRAWN BY: AKC
DATE: 29 MAY 2017

**EAST
ELEVATION**

A033

1 2 3 4 5



East Elevation

0' 12' 24'

Block B: Hospitality

Parking Level 1

Parking Level 2

Brick Panel
Glazing System

2

Sealed Concrete
Glazing System

1

PL

Top of Level 11
± 4,403 ft

Top of Level 10
± 4,390 ft

Top of Level 09
± 4,378 ft

Top of Level 08
± 4,368 ft

Top of Level 07
± 4,358 ft

Top of Level 06
± 4,348 ft

Top of Level 05
± 4,338 ft

Top of Level 04
± 4,328 ft

Top of Level 03
± 4,318 ft

Top of Level 02
± 4,308 ft

Top of Level 01
± 4,298 ft

Grade
± 4,283 ft

A



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Project Data: Phase I - Block A

	Parking		
	Parking	Stalls	Support
L20			
L19			
L18			
L17			
L16			
L15			
L14			
L13			
L12			
L11			
L10			
L9			
L8			
L7			
L6			
L5			
L4			
L3			
L2			
L1	4,297		
P1	79,681	202	4,411
P2	79,681	222	4,411
Total	163,659	424	8,822

	Retail	
	Retail	Loading
L20		
L19		
L18		
L17		
L16		
L15		
L14		
L13		
L12		
L11		
L10		
L9		
L8		
L7		
L6		
L5		
L4		
L3		
L2		
L1		
P1		
P2		
Total	12,533	3,488

	Residential											
	Lobby/Leasing	Amenity	Exterior Amenity	Gross Residential	Net Residential	Efficiency Studio	Studio	Open 1 Bedroom	One Bedroom	Two Bedroom	Penthouse	Support
L20												
L19												
L18												
L17												
L16												
L15												
L14												
L13												
L12												
L11												
L10												
L9												
L8												
L7												
L6												
L5												
L4												
L3												
L2												
L1												
P1												
P2												
Total	7,409	5,743	8,368	216,290	179,038	40	57	24	64	35	10	14,775

Area Summary:

Gross Building Area	426,722	sf
Gross Heated Space	242,385	sf
Gross Retail	16,431	sf
Net Leasable Retail	12,943	sf
Gross Residential Area	237,810	sf
Net Rentable Residential	179,038	sf
Efficiency Ratio	83%	
Number of Units	230	sf
Average Unit Size	755	sf
Enclosed Amenity sf/Unit	25	sf

Parking Summary:

Gross Parking Area	172,481	sf
Total Number of Stalls (Shared)	424	stalls
Average Stall Size	407	sf
Required Retail Stalls	26	stalls
Proposed Retail Stalls	53	stalls
Stalls per 1,000 sf of Retail (Shared)	4.09	stalls
Required Residential Stalls	115	stalls
Proposed Residential Stalls	231	stalls
Stalls per Residential Unit (Block A)	1.00	stalls
Required Hotel Stalls	136	stalls
Proposed Hotel Stalls	140	stalls
Stalls per Key (Block B)	0.52	stalls

Site Areas:

Combined Blocks Site Area	280,922	sf	6.45 acres
Block A Area	41,891	sf	0.96 acres
Block B Area	57,789	sf	1.33 acres
Block C Area	62,247	sf	1.43 acres
Block D Area	118,995	sf	2.73 acres
FAR Allowed	---		
Block AB FAR Achieved	6.17		
Density Achieved	239	units/acre	



THE RITCHIE GROUP
BLOCK 67
251 WEST 100 SOUTH
SALT LAKE CITY, UTAH



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PROJECT DATA:
PHASE I /
BLOCK A

A040



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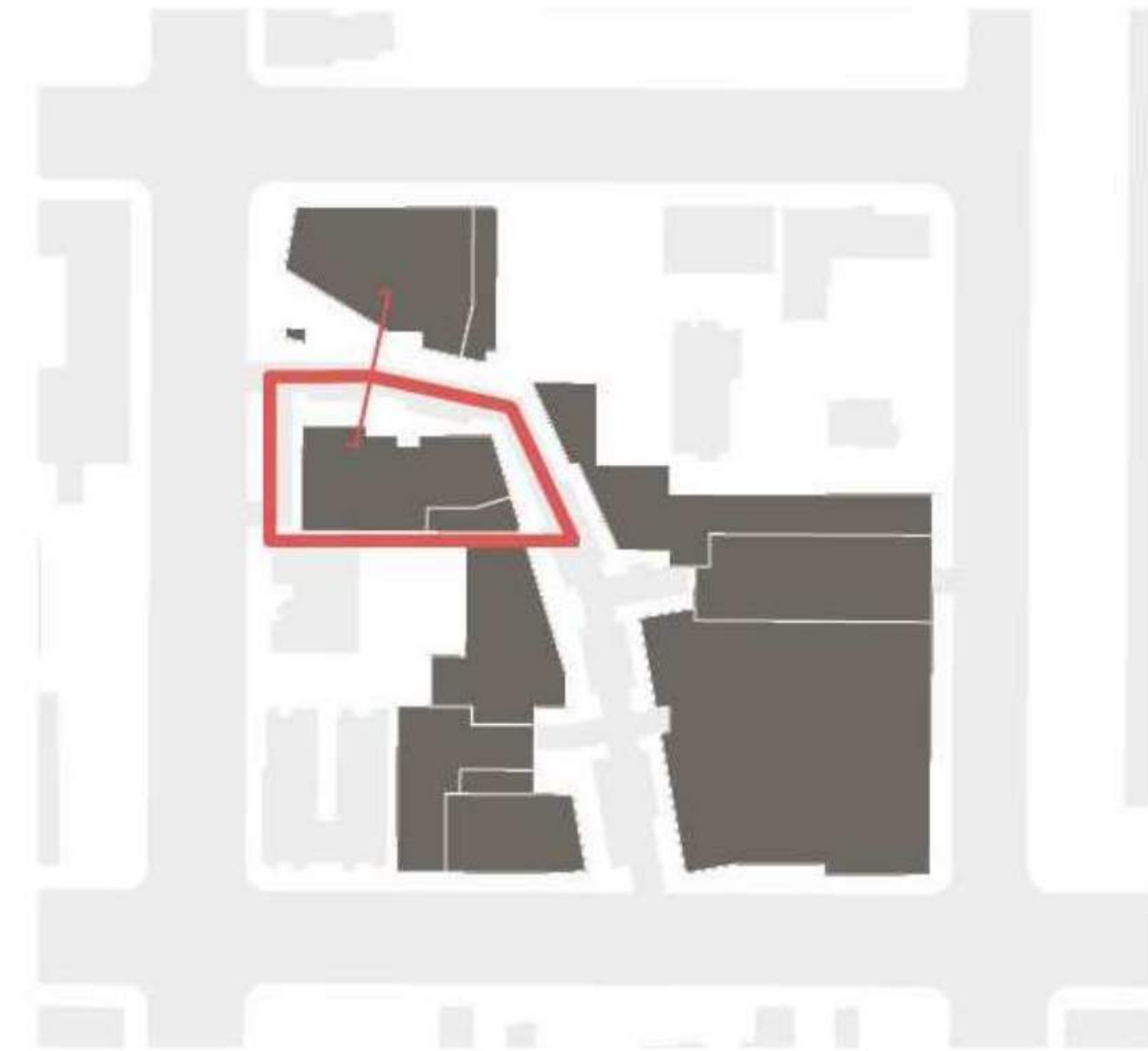
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**BLOCK B -
PLAZA SECTION
& CONCEPT
IMAGERY**

A045

Phase I: Block B



Plaza Section & Concept Imagery



D

C

B

A

1 2 3 4 5

B
C
B



Aerial view looking Northeast towards downtown

BLOCK B



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BLOCK 67
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BLOCK B - PERSPECTIVE VIEW

A050

A

1 2 3 4 5

B
C
B



Perspective View looking Southeast over Block B



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BLOCK B - PERSPECTIVE VIEW

A051

A



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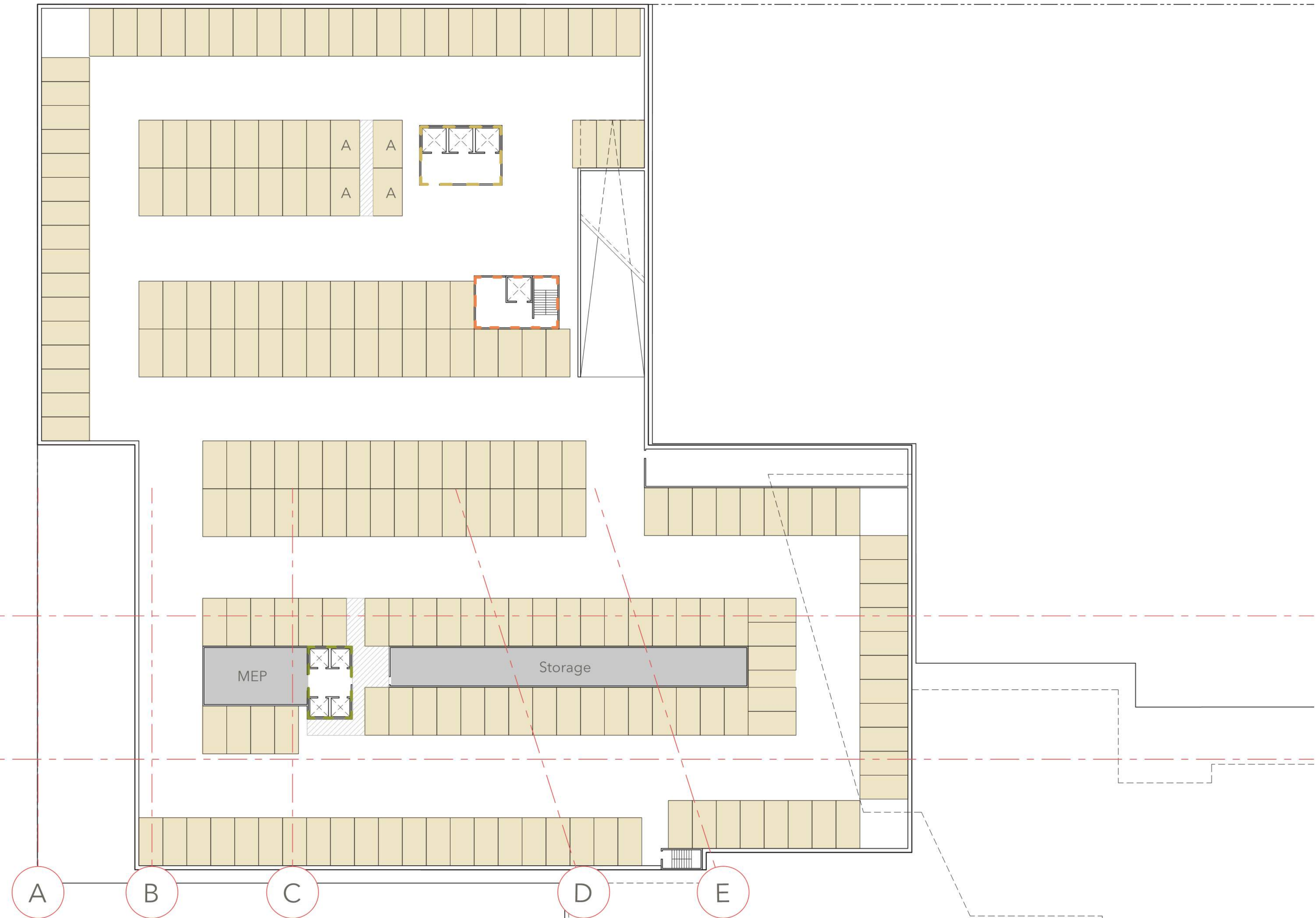
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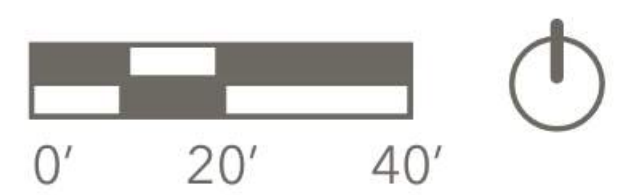
**FLOOR PLAN
P02: PARKING
LEVEL 02**

A060



- Retail Elevator Lobby
- Residential Elevator Lobby
- Residential Parking Area
- Hospitality Elevator Lobby
- Service / Storage

P02: Parking Level 2



1
2
3
4
5
A
B
C
D
E



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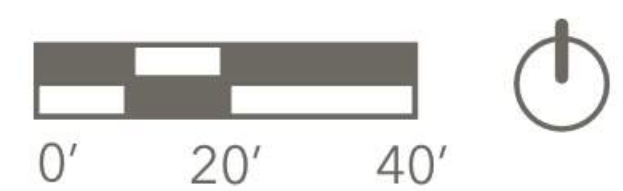
**FLOOR PLAN
P01: PARKING
LEVEL 01**

A061



- Retail Parking Stalls
- Retail Elevator Lobby
- Residential Parking Stalls
- Residential Elevator Lobby
- Hospitality Parking Stalls
- Hospitality Elevator Lobby
- Service / Storage

P01: Parking Level 1



A



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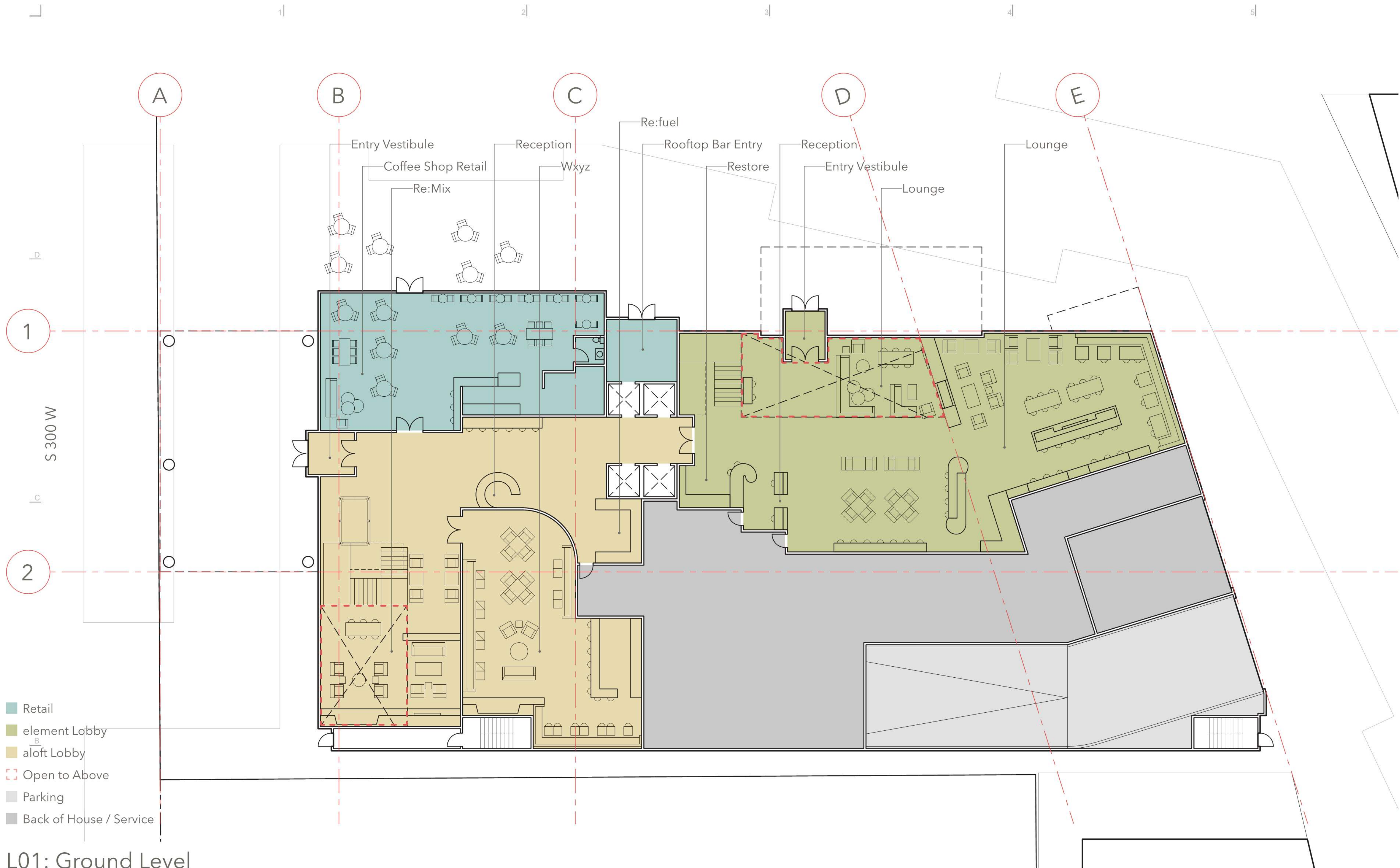
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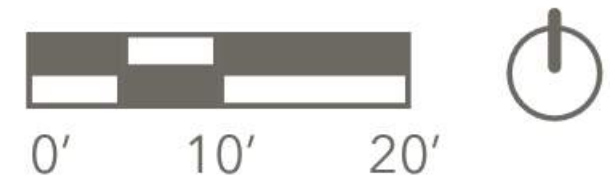
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FLOOR PLANS:
HOTEL LEVEL 1

A062



L01: Ground Level





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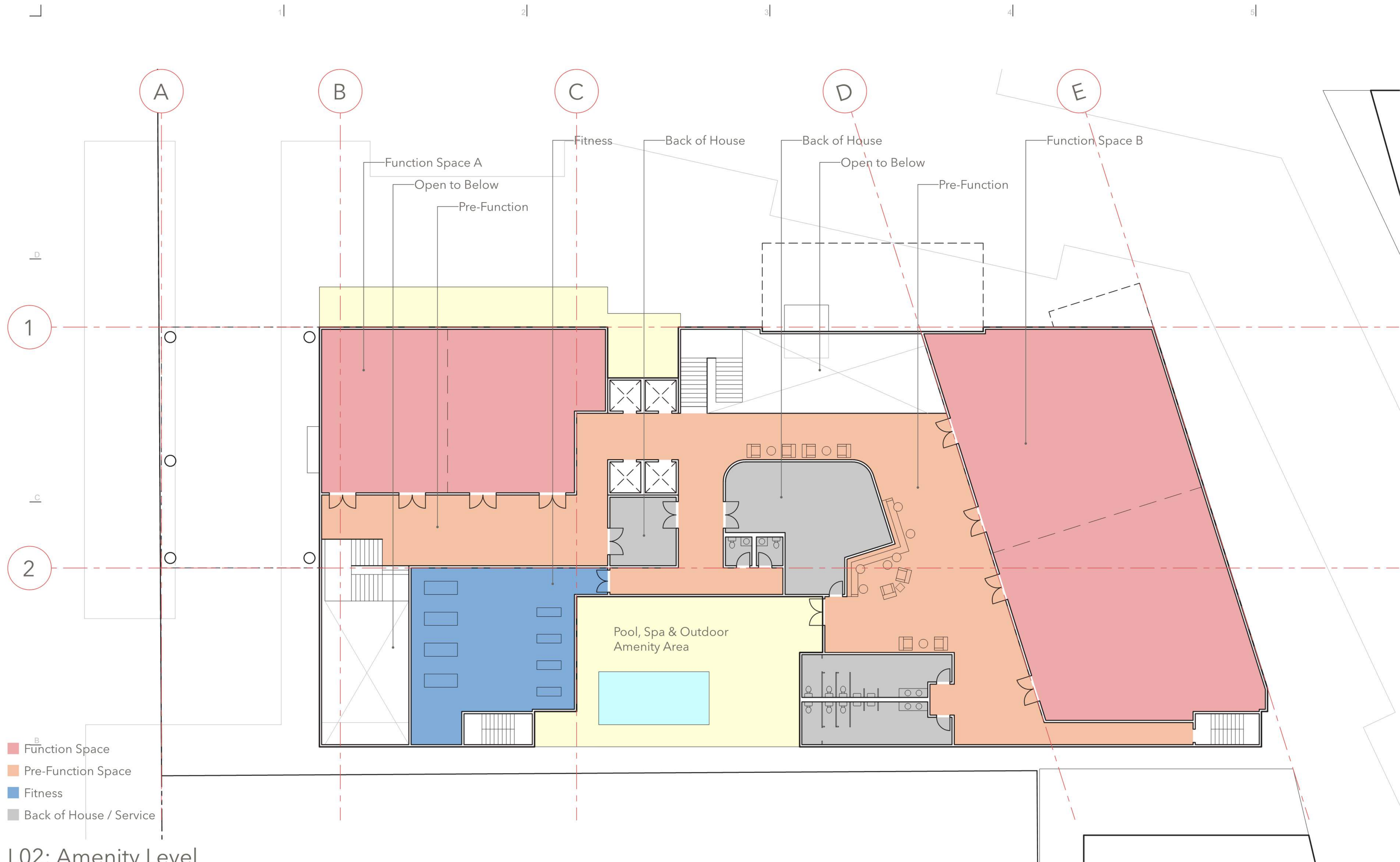
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**FLOOR PLANS:
HOTEL LEVEL 2**

A063



- Function Space
- Pre-Function Space
- Fitness
- Back of House / Service

L02: Amenity Level



A



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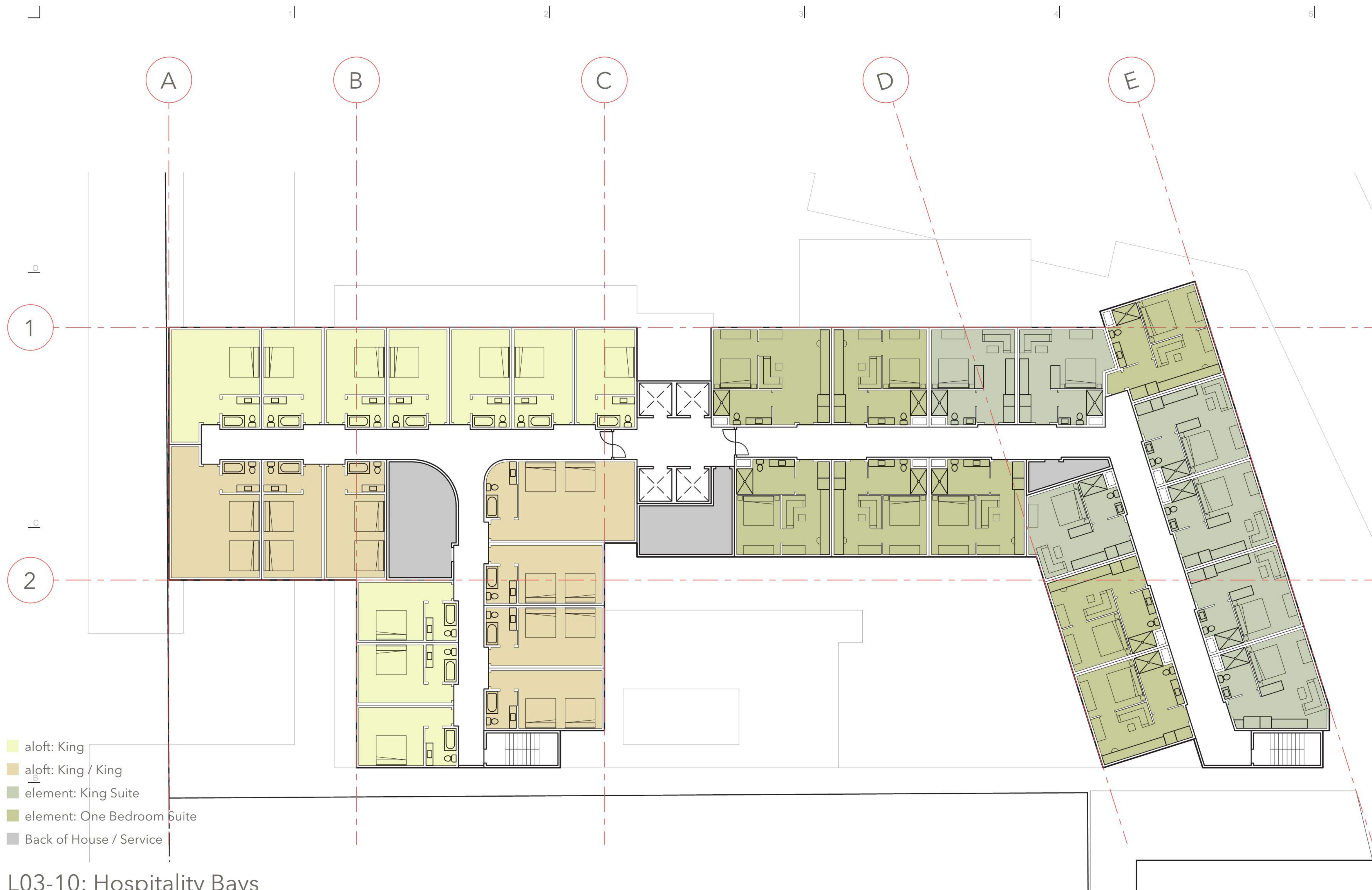
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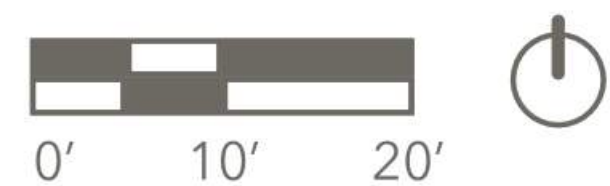
**FLOOR PLANS:
HOTEL LEVEL
3-10**

A064



- aloft: King
- aloft: King / King
- element: King Suite
- element: One Bedroom Suite
- Back of House / Service

L03-10: Hospitality Bays





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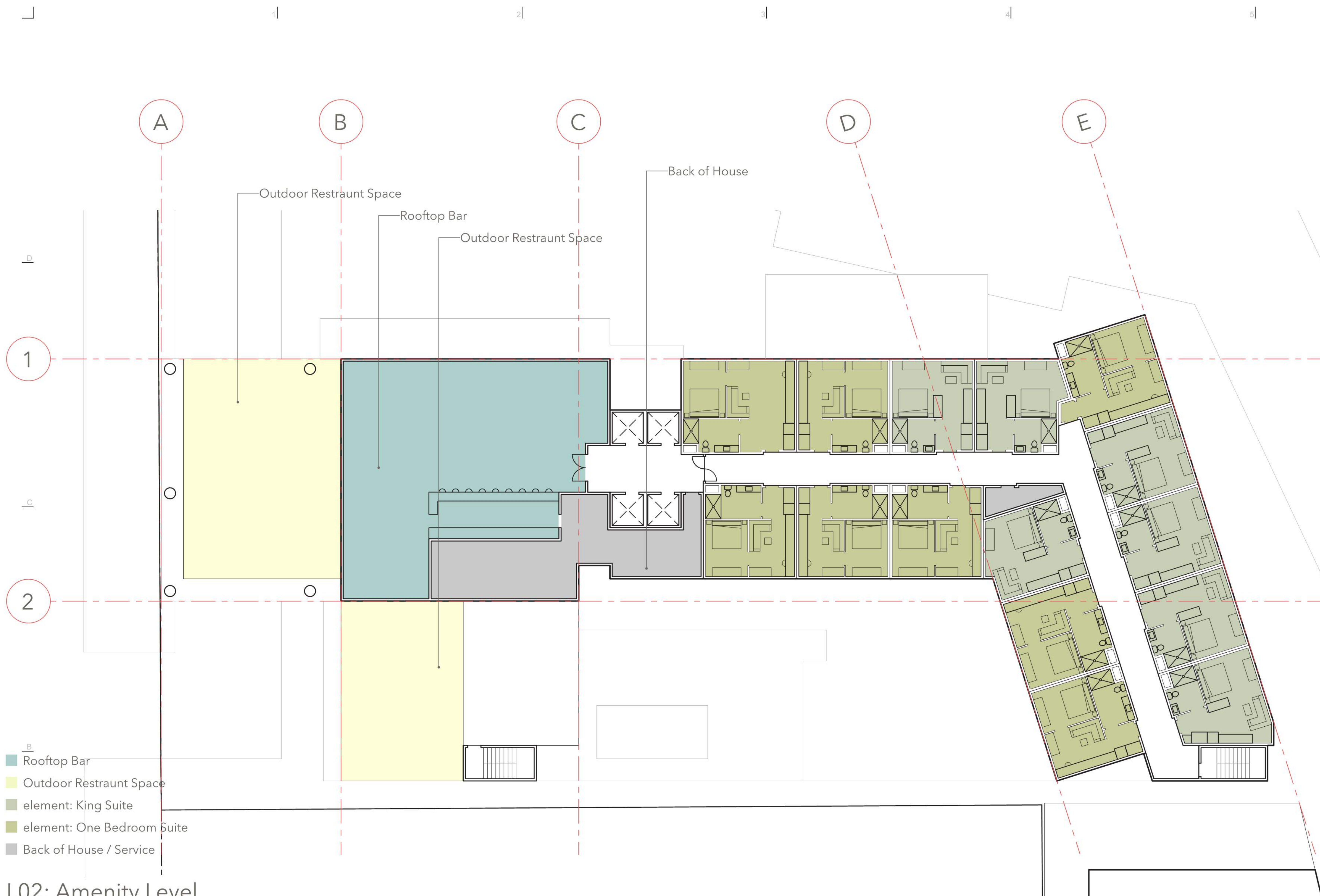
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**FLOOR PLANS:
HOTEL LEVEL 11**

A065



Outdoor Restaurant Space
Rooftop Bar
Outdoor Restaurant Space

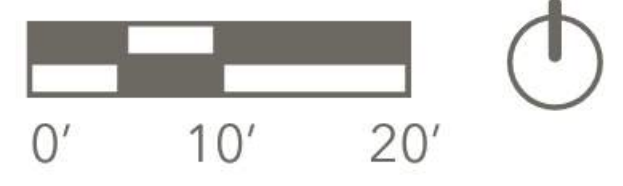
Back of House

1

2

- Rooftop Bar
- Outdoor Restaurant Space
- element: King Suite
- element: One Bedroom Suite
- Back of House / Service

L02: Amenity Level



A



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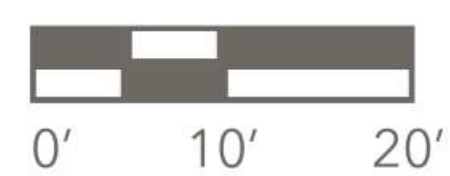
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NORTH ELEVATION

A070



North Elevation





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SOUTH ELEVATION

A071



South Elevation

0' 10' 20'

A



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**EAST
ELEVATION**

A072





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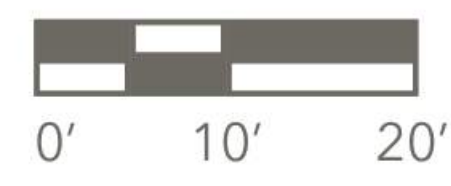
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WEST ELEVATION

A073



West Elevation



Block B: Hospitality
 Parking Level 1
 Parking Level 2
 Retail Space
 LED Screen Signage
 Monument Signage
 Hotel Signage & Water Feature
 aloft Lobby

Top of Level 11 ± 4,403 ft
 Top of Level 11 ± 4,392.5 ft
 Top of Level 10 ± 4,383 ft
 Top of Level 09 ± 4,373.5 ft
 Top of Level 08 ± 4,364 ft
 Top of Level 07 ± 4,354.5 ft
 Top of Level 06 ± 4,345 ft
 Top of Level 05 ± 4,335.5 ft
 Top of Level 04 ± 4,326 ft
 Top of Level 03 ± 4,316.5 ft
 Top of Level 03 ± 4,307 ft
 Top of Level 01 ± 4,292.5 ft
 Grade ± 4,278 ft



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Project Data: Phase I - Block B

Shared Areas									
	Retail	Rooftop Bar	Fitness	Pre-Func	Func Space	Pool/ Outdoor	Back of House	Service	Parking
L20									
L19									
L18									
L17									
L16									
L15									
L14									
L13									
L12									
L11		5,124					1,106	731	
L10							282	1,239	
L9							282	1,239	
L8							282	1,239	
L7							282	1,239	
L6							282	1,239	
L5							282	1,239	
L4							282	1,239	
L3							282	1,239	
L2			1,443	2,867	6,992	2,599	1,121	3,312	
L1	1,956	184					4,239	1,164	2,304
P1									
P2									
Total	1,956	5,308	1,443	2,867	6,992	2,599	8,722	15,119	2,304

Area Summary:

Gross Building Area	183,188	sf
Gross Hotel Area	173,620	sf
Gross Retail Area	7,264	sf
Aloft: Net Bay Area	48,232	sf
Aloft: Number of Bays	136	Bays
Aloft: Number of King Bays	80	Bays
Aloft: Number of King/King Bays	56	Bays
Element: Net Key Area	59,463	sf
Element: Number of Bays	135	Bays
Element: Number of King Suites	63	Bays
Element: Number of 1 Bd Suites	72	Bays

aloft Areas:

Aloft								
	Reception	Re:mix	Re:fuel	W xyz	King Bays	King/King Bays	Corridor	Guest Room
L20								
L19								
L18								
L17								
L16								
L15								
L14								
L13								
L12								
L11								
L10					10	7	1,051	6,029
L9					10	7	1,051	6,029
L8					10	7	1,051	6,029
L7					10	7	1,051	6,029
L6					10	7	1,051	6,029
L5					10	7	1,051	6,029
L4					10	7	1,051	6,029
L3					10	7	1,051	6,029
L2								
L1	1,443	1,560	225	1,751				
Total	1,443	1,560	225	1,751	80	56	8,408	48,232

element Areas:

Element								
	Reception	Restore	Mod. Kitchen	Lounge	King Suite Bays	1 Bd Suite Bays	Corridor	Guest Room
L20								
L19								
L18								
L17								
L16								
L15								
L14								
L13								
L12								
L11					7	8	1,114	6,607
L10					7	8	1,114	6,607
L9					7	8	1,114	6,607
L8					7	8	1,114	6,607
L7					7	8	1,114	6,607
L6					7	8	1,114	6,607
L5					7	8	1,114	6,607
L4					7	8	1,114	6,607
L3					7	8	1,114	6,607
L2								
L1	1,412	157	868	2,333				
Total	1,412	157	868	2,333	63	72	10,026	59,463

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THE RITCHIE GROUP
BLOCK 67
251 WEST 100 SOUTH
SALT LAKE CITY, UTAH



Date Revision

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PROJECT DATA:
PHASE I -
BLOCK B

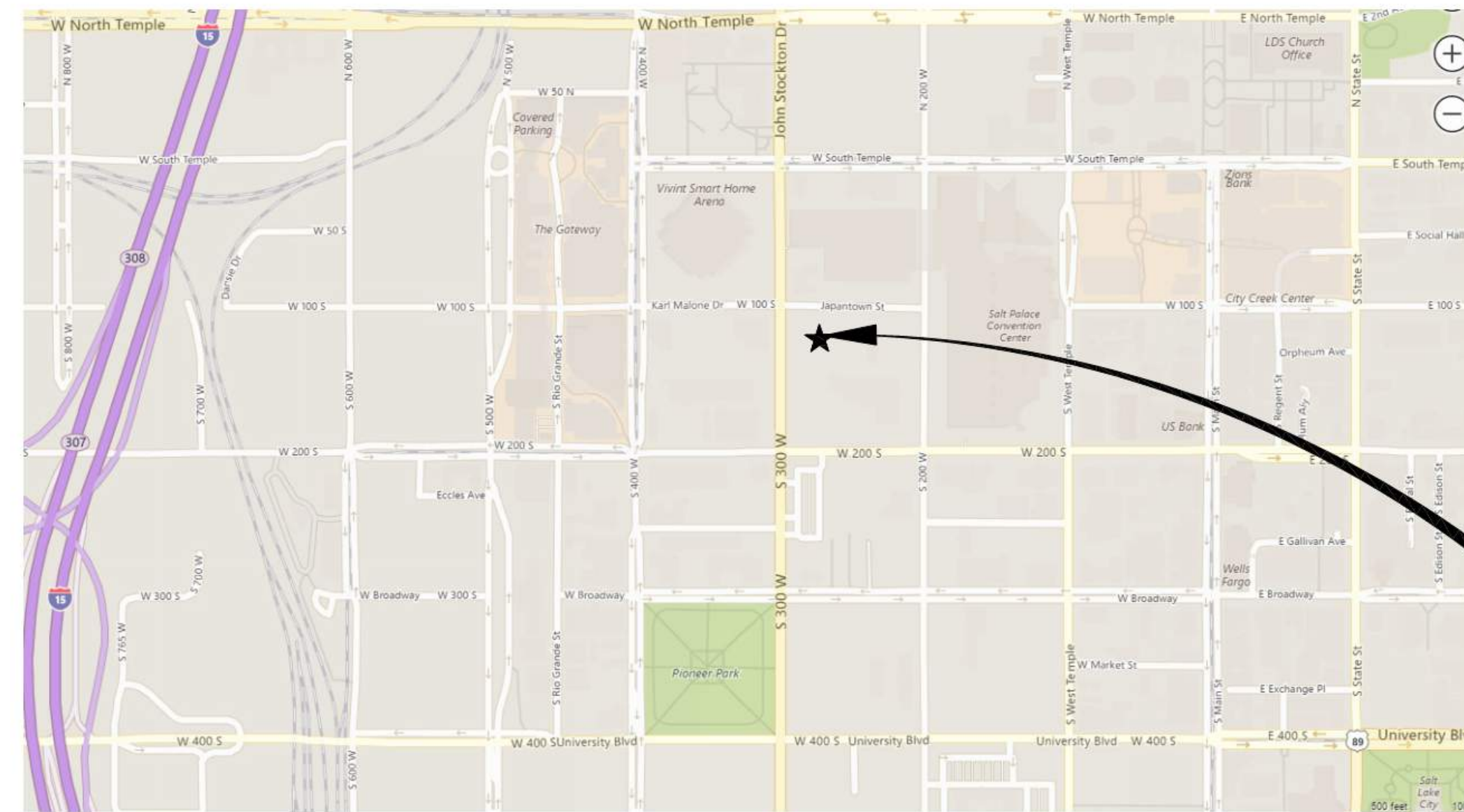
A080

THE RITCHIE GROUP / BLOCK 67

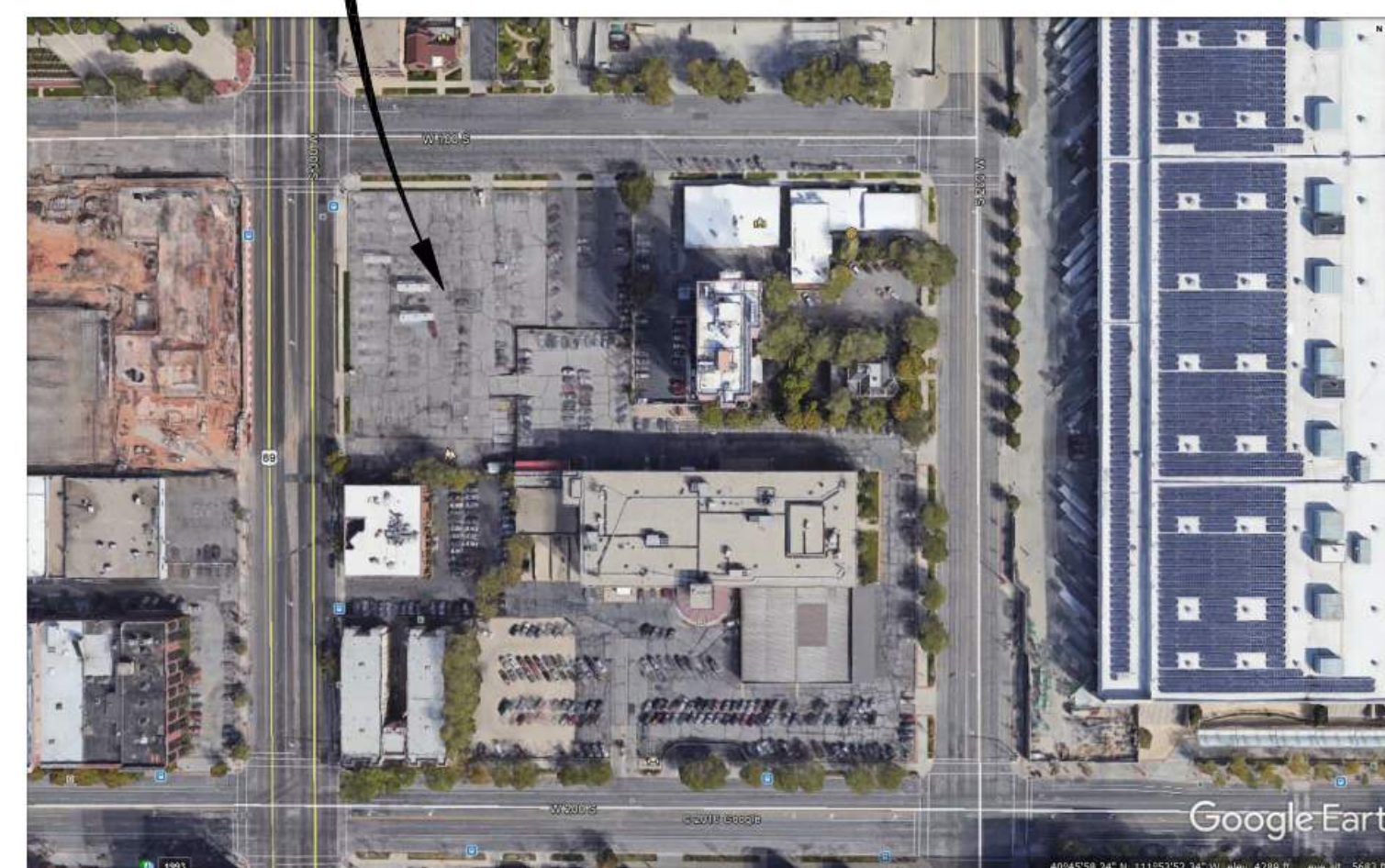
Salt Lake City, Utah

Vicinity Maps

SITE AND TECHNICAL DRAWINGS



PROJECT SITE



- UDOT NOTES – ALL WORK IN 300 WEST UDOT RIGHT OF WAY SHALL COMPLY WITH THE FOLLOWING UDOT REQUIREMENTS: 1. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHTOUT AT ANY TIME.
2. WORK ON THE UDOT RIGHT-OF-WAY IS SEASONALLY RESTRICTED FROM OCTOBER 15 TO APRIL 15.
 3. ROW WORK: WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING THE AM/PM PEAK TRAFFIC HOURS (6:00 –9:00 AM AND 3:30 –6:00 PM). ADDITIONAL WORK RESTRICTIONS OR MODIFICATIONS MAY BE IMPOSED AT THE TIME OF THE ENCROACHMENT PERMIT.
 4. REPLACE ALL PAVEMENT MARKINGS IN KIND (TAPE WITH TAPE AND PAINT WITH PAINT). INSTALL ALL PAINT LINES WITH PERMANENT PAINT APPLICATION PER UDOT SPECIFICATION 02765. PAINT MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S PERMITS OFFICER.
 5. ALL NEW PAVEMENT WORDS, ARROWS AND SYMBOLS MARKING WITHIN THE RIGHT-OF-WAY SHALL BE PRE-FORMED THERMO PLASTIC. ALL LETTERS, ARROWS, AND SYMBOLS SHALL CONFORM WITH THE STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS*ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.
 6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE IX SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
 7. BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE REGION'S PERMITS OFFICE BEFORE WORKING WITHIN THE STATE RIGHT-OF-WAY.
 8. NO ROAD CUTS ALLOWED ON THIS JOB.
 9. FOR ALL UTILITY TAPS (ROAD CUTS), USE FLOWABLE FILL PER UDOT'S CURRENT MIX DESIGN (50-150 PSI) UDOT SPEC. 03575.
 10. ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE BORED.
 11. FOR EXCAVATIONS OUTSIDE OF THE ROADWAY, BACK FILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE. COMPACTION PER UDOT SPEC. 2056 AND 2721.
 12. OWNER, DEVELOPER, AND/OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
 13. OWNER, DEVELOPER, AND THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.
 14. TRAFFIC SIGNAL INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTY BOND ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED. THE PERMITEE IS RESPONSIBLE FOR HIRING AN INDEPENDENT INSPECTION COMPANY TO PERFORM INSPECTION SERVICES FOR ALL SIGNAL WORK COMPLETED. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGION'S TRAFFIC SIGNALS ENGINEER.
 15. PARTIAL CONCRETE PANEL REPLACEMENT IS NOT ALLOWED. WHEN PANELS ARE REMOVED, THE ENTIRE PANEL IS REQUIRED TO BE REPLACED PER UDOT STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS.
 16. DOUBLE SAW CUT THE CONCRETE TO PREVENT THE SPALLING OF OTHER CONCRETE PANELS AND TO AVOID OVER CUTS. OVER CUTS AND SPALLS WILL REQUIRE FULL PANEL REPLACEMENT.
- REFERENCES
1. UTAH ADMINISTRATIVE CODE R930-6 (ACCESS MANAGEMENT) FOR A COMPLETE VERSION OF THE DEPARTMENT'S STANDARDS AND GUIDELINES REGARDING ACCESS PERMITS PLEASE REFER TO UTAH ADMINISTRATIVE CODE R930-6, WWW.UDOT.UTAH.GOV/GO/ACCESSMANAGEMENT.
 2. AASHTO, A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS (*GREEN BOOK*), BOOKSTORE.TRANSPORTATION.ORG.
 3. AASHTO, ROADSIDE DESIGN GUIDE, BOOKSTORE.TRANSPORTATION.ORG.
 4. UTAH, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (UMUTCD), WWW.UDOT.UTAH.GOV
 17. ALL ABOVE GROUND FEATURES INCLUDING UTILITIES (POLES, FIRE HYDRANTS, BOXES, ETC.) MUST BE RELOCATED OUT OF THE AASHTO CLEAR ZONE OR A MINIMUM OF 18" BEHIND CURB.

1. STANDARD NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND TO APPLICABLE UTILITY DISTRICT STANDARDS.
2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES, WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
5. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
7. ALL CITY MAINTAINED UTILITIES INCLUDING; WATERLINE, FIRE HYDRANTS, STREETLIGHT WIRING, AND STORM DRAIN MUST BE IN PUBLIC RIGHT OF WAY OR RECORDED IN EASEMENTS.
8. CONTRACTOR TO FOLLOW SALT LAKE CITY NOISE ORDINANCE STANDARDS
9. CURB, GUTTER, AND SIDEWALK, FOUND TO BE UNACCEPTABLE TO THE CITY SHALL BE REMOVED AND REPLACED.
10. THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTORS OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS.
12. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
13. EXACT LOCATION OF ALL SAWCUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY A CITY ENGINEER IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATION.
14. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEYING MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS AT THE SALT LAKE COUNTY SURVEYORS OFFICE.
15. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC., SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.
16. ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS; FLOOD CONTROL AND SIGHT DISTANCE AT INTERSECTIONS. ALL WALLS SHALL HAVE A MINIMUM 2 FT X 2 FT X 30 INCH DEEP SPOT FOOTINGS. BOTTOM OF ALL FOOTINGS ON ALL WALLS SHALL BE A MINIMUM OF 30 INCHES BELOW FINISHED GRADE. WALLS GREATER THAN 6 FEET REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.
17. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.
18. CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEAN OUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.
19. APPLICATION FOR INSPECTION BY THE CITY ENGINEERING DEPT. SHALL BE MADE BY THE CONTRACTOR AT LEAST 48 HOURS BEFORE THE INSPECTION SERVICES WILL BE REQUIRED.
20. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
21. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION.
22. CONTRACTOR TO CONTACT BLUE STAKES FOR MARKING OF EXISTING UTILITIES PRIOR TO PERFORMING ANY EXCAVATION
23. AFFECTED UTILITY COMPANIES SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
24. EXISTING UTILITIES ARE LOCATED ON PLANS FOR THE CONVENIENCE OF THE CONTRACTORS ONLY. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE PROTECTION OF UTILITIES AND THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN ON THE PLANS OR NOT IN THE LOCATION SHOWN ON THE PLANS. THIS INCLUDES ALL SERVICE LATERALS OF ANY KIND.
25. POWER POLES AND/OR OTHER EXISTING FACILITIES NOT IN PROPER LOCATION BASED ON PROPOSED IMPROVEMENTS SHOWN HEREON WILL BE RELOCATED AT NO EXPENSE TO THE CITY. POWER POLES ARE TO BE RELOCATED AND BURIED.
26. MODIFICATIONS TO EXISTING UTILITIES SHALL CONFORM TO THE OWNER'S UTILITY STANDARDS AND SPECIFICATIONS
27. PROTECTION AND REPLACEMENT OF SURVEY MONUMENTS OR PROPERTY STAKES NOT DELINEATED ON THE CONTRACT DRAWINGS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. REPLACEMENT OF SURVEY MONUMENTS OR PROPERTY STAKES SHALL BE DONE TO SALT LAKE COUNTY STANDARDS.
28. ALL STATIONING IS REFERENCED TO CENTERLINE

1.4 GRADING NOTES

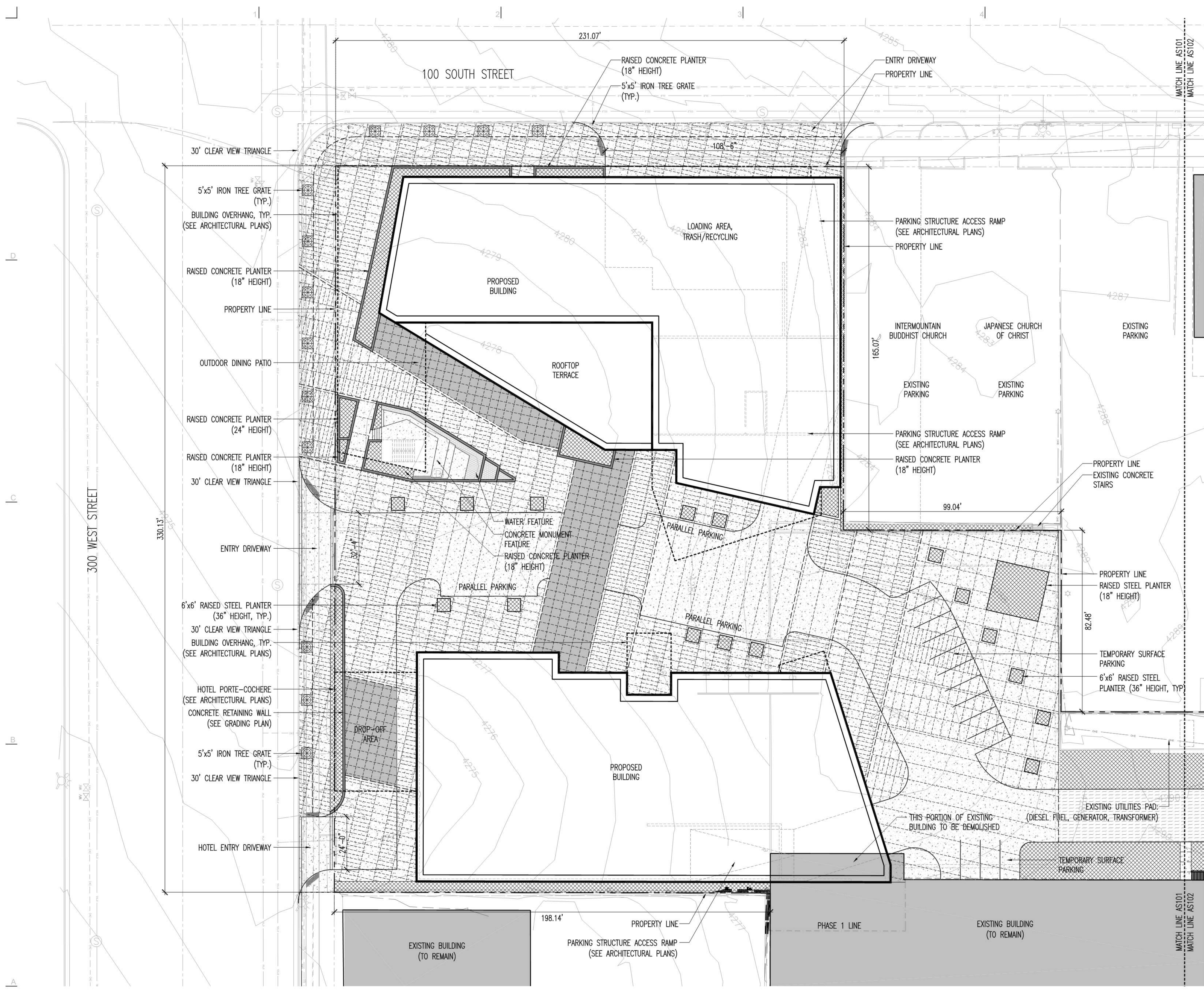
1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER AND CITY ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
3. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
6. CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON PLANS.
7. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED
8. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM THE CITY WATER DEPARTMENT.
9. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
10. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEMS ARE REQUIRED THAT ARE NOT SHOWN ON THESE DRAWINGS, THE DEVELOPER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

SEWER DISTRICT NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH SEWER DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
3. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

SALT LAKE CITY NOTES:

1. ALL WORK IN THE PUBLIC WAY SHALL CONFORM TO APWA 2012 STANDARD PLANS AND SPECIFICATIONS.
- 2- THE CURB AND GUTTER SHALL BE CONSTRUCTED AS PER APWA 205A, AND 251 OR 252.
- 3- ALL UTILITY TRENCH WORK IN THE PUBLIC WAY SHALL BE CONSTRUCTED AS PER APWA 255.
- 4- ALL SIDEWALK WORK DONE IN THE PUBLIC WAY SHALL BE CONSTRUCTED AS PER APWA 231.
- 5- THE DRIVE APPROACH SHALL BE CONSTRUCTED AS PER APWA 225.
- 6- PRIOR TO OCCUPANCY PERMIT BEING ISSUED, ALL TRIP HAZARDS ON THE PUBLIC SIDEWALK MUST BE REMOVED.
- 7- PRIOR TO BEGINNING ANY WORK IN THE PUBLIC WAY, A LICENSED, BONDED AND INSURED CONTRACTOR MUST FIRST OBTAIN A PUBLIC WAY PERMIT FROM THE SLC ENGINEERING PERMITS OFFICE, AND MAY ALSO NEED A TRAFFIC CONTROL PERMIT FROM SLC TRANSPORTATION.



SITE PLAN GENERAL NOTES:

- A. SEE ARCHITECTURAL, CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- B. COORDINATE IRRIGATION PRESSURE SUPPLY LINES AND LATERAL LINES WITH MECHANICAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION.
- C. SEE ARCHITECTURAL DRAWINGS FOR ON-SITE PARKING CALCULATIONS.
- D. OFF-STREET PARKING IS TO COMPLY WITH SALT LAKE CITY ORDINANCE (21A.44.020) INCLUDING, BUT NOT LIMITED TO, SECTIONS (21A.44.020.F.7) AND (21A.44.060).

SITE PLAN MATERIALS LEGEND:

- FIBER REINFORCED CONCRETE W/SAWCUT JOINTS (46,995 SQ.FT.)
- DECORATIVE PAVING, PAVER UNITS (4,915 SQ.FT.)
- ASPHALT PAVING (2,640 SQ.FT.)
- IRRIGATED, WATER-WISE LANDSCAPE (8,535 SQ.FT.)
- CONCRETE PAVING CONTROL JOINT (SAW CUT)
- CONCRETE PAVING EXPANSION JOINT WITH DOWEL CONNECTION TO EXISTING CONCRETE PAVING

SITE TABULATIONS:

- TOTAL SITE AREA*: 111,252.0 SF (100.0%)
- TURF AREA: 0.0 SF (0.0%)
- IRRIGATED LANDSCAPE AREA: 8,625.0 (7.8%)
- HARDSCAPE PAVING AREA* 54,550.0 (49.0%)
- *INCLUDES PROPOSED SITE IMPROVEMENTS WITHIN PUBLIC RIGHTS-OF-WAY
- STREET FRONTAGE: 100 SOUTH 122.57 LIN.FT. (231.07'-108.50' FOR DRIVEWAY)
- TREES REQUIRED (1/30 FT.): 4.1
- TREES PROVIDED: 4.0
- STREET FRONTAGE: 300 WEST 274.13 LIN.FT. (330.13'-56.0' FOR DRIVEWAYS)
- TREES REQUIRED (1/30 FT.): 9.1
- TREES PROVIDED: 9.0



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THE RITCHIE GROUP
BLOCK 67
251 WEST 100 SOUTH
SALT LAKE CITY, UTAH

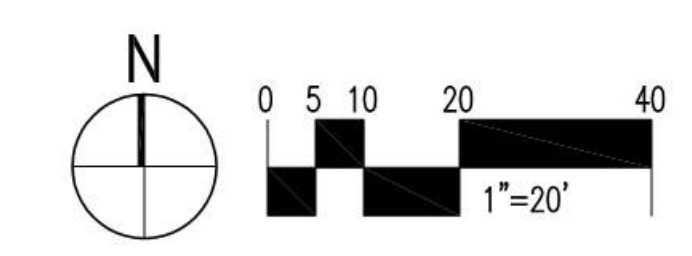


#	Date	Revision

CITY REVIEW

NEXUS PROJECT #: 16063
CHECKED BY: AKC
DRAWN BY: AKC
DATE: 01 JUNE 2017

ARCHITECTURAL SITE PLAN



AS101



SITE PLAN GENERAL NOTES:

- A. SEE ARCHITECTURAL, CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- B. COORDINATE IRRIGATION PRESSURE SUPPLY LINES AND LATERAL LINES WITH MECHANICAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION.
- C. SEE ARCHITECTURAL DRAWINGS FOR ON-SITE PARKING CALCULATIONS.
- D. OFF-STREET PARKING IS TO COMPLY WITH SALT LAKE CITY ORDINANCE (21A.44.020) INCLUDING, BUT NOT LIMITED TO, SECTIONS (21A.44.020.F.7) AND (21A.44.060.)

SITE PLAN MATERIALS

LEGEND:

- FIBER REINFORCED CONCRETE W/SAWCUT JOINTS (46,995 SQ.FT.)
- DECORATIVE PAVING, PAVER UNITS (4,915 SQ.FT.)
- ASPHALT PAVING (2,640 SQ.FT.)
- IRRIGATED, WATER-WISE LANDSCAPE (8,535 SQ.FT.)
- CONCRETE PAVING CONTROL JOINT (SAW CUT)
- CONCRETE PAVING EXPANSION JOINT
- CONCRETE PAVING EXPANSION JOINT WITH DOWEL (CONNECTION TO EXISTING CONCRETE PAVING)

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- HARDSCAPE PAVING AREA* 54,550.0 (49.0%)
- *INCLUDES PROPOSED SITE IMPROVEMENTS WITHIN PUBLIC RIGHTS-OF-WAY

- STREET FRONTAGE: 100 SOUTH 122.57 LIN.FT. (231.07'-108.50' FOR DRIVEWAY)
- TREES REQUIRED (1/30 FT.): 4.1
- TREES PROVIDED: 4.0

- STREET FRONTAGE: 300 WEST 274.13 LIN.FT. (330.13'-56.0' FOR DRIVEWAYS)
- TREES REQUIRED (1/30 FT.): 9.1
- TREES PROVIDED: 9.0



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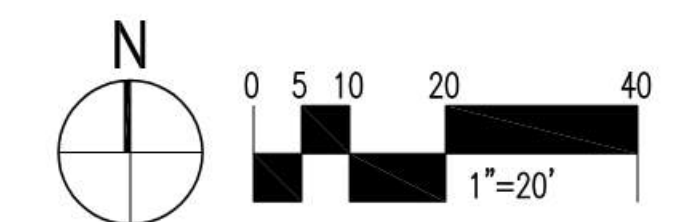


#	Date	Revision

CITY REVIEW

NEXUS PROJECT #: 16063
CHECKED BY: AKC
DRAWN BY: AKC
DATE: 01 JUNE 2017

ARCHITECTURAL SITE PLAN



AS102

SURVEYORS CERTIFICATE:

TO: The Ritchie Group, L.C., their successors and assigns, Royal Woods Associates, a Utah Limited Partnership, their successors and assigns and First American Title Insurance Company, its successors and assigns. This is to certify that this map and the survey on which it is based were made in accordance with the 2011 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS, and includes Items 2 thru 5, 6(b), 7(a&b), 8, 9, 11, 13, 14, 16 thru 18, and 20(a) from Table A thereof. The field work was completed on April 09, 2016.

David E. Hawkes DATE 05/03/16
David E. Hawkes PLS #356548
This ALTA/ACSM Land Title Survey was prepared using that certain Commitment For Title Insurance issued by First American Title Insurance Company, Order Number NCS-759023-SL01, 4th Amendment, with an effective date of February 08, 2016 at 7:30 a.m.

NARRATIVE:

Boundary Consultants was retained by Twin Peaks, P.C., agent for The Ritchie Group, L.C., to perform an ALTA Survey of the subject parcels. This survey was carried out using a Trimble S6 Total Station and a Trimble 5800 GPS System, with ground distances being determined by Geoid Model CONUS 12B @ height 4222.959 feet and no vertical calibration. Basis of Bearing for this survey is North 00°01'01" West 792.14 feet between the Salt Lake City Well Monuments Monumentalizing the Intersections of 300 West Street, 100 South and 200 West Streets. Which is a rotation of 00°00'16.963" to the right from Geodetic North as determined by GPS.

SCHEDULE B-SECTION 2, Amendment No. 2.

- 1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. NON SURVEY MATTER.
2. Any facts, rights, interest or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof. NONE NOTED IN THE COURSE OF THIS SURVEY.
3. Easements, claims of easements or encumbrances which are not shown by the public records. POSSIBLE UTILITY EASEMENTS AS EVIDENCED ON SURVEY.
4. Discrepancies, conflicts in boundary lines, shortages in area, encroachments and any other facts which a correct survey would disclose, and which are not shown by public records. NONE NOTED IN THE COURSE OF THIS SURVEY.
5. Unperfected claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water. NONE NOTED IN THE COURSE OF THIS SURVEY.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law or shown by the public records. NON SURVEY MATTER.
7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires the estate or interest or mortgage thereon covered by this commitment. NON SURVEY MATTER.
8. Taxes for the year 2016 now a lien, not yet due. General property taxes for the year 2015 were paid in the amount of \$22,127.91. Tax Parcel No. 15-01-201-001-0000. NON SURVEY MATTER.
9. Taxes for the year 2016 now a lien, not yet due. General property taxes for the year 2015 were paid in the amount of \$1,973.50 Tax Parcel No. 15-01-201-002-0000. NON SURVEY MATTER.
10. Taxes for the year 2016 now a lien, not yet due. General property taxes for the year 2015 were paid in the amount of \$140,465.25. Tax Parcel No. 15-01-201-026-0000. NON SURVEY MATTER.
11. Any charge upon the land by reason of its inclusion in Salt Lake City. NON SURVEY MATTER.
12. The effects of that certain instrument entitled "Notice of Adoption of Redevelopment Plan entitled 'C.B.D. Neighborhood Development Plan' and dated May 1, 1982" recorded November 28, 1984 as Entry No. 4020604 in Book 5609 at Page 1953 of Official Records. AFFECTS ALL PARCELS.
13. This item has been intentionally deleted.
14. Salt Lake City Ordinance No. 70 of 2005 adopting the Central Community Master Plan, Pursuant to Petition No. 400-01-36 and the terms, conditions and limitations contained therein, recorded November 22, 2005 as Entry No. 9560336 in Book 9220 at Page 4101 of Official Records. AFFECTS ALL PARCELS.
15. This item has been intentionally deleted.
16. Right of Way Easement and conditions contained therein, in favor of The Mountain States Telephone and Telegraph Company, recorded June 20, 1980 as Entry No. 3445535 in Book 5114 at Page 9 of Official Records. AFFECTS PARCELS 1 AND 2.
17. Right of Way Easement and conditions contained therein, in favor of The Mountain States Telephone and Telegraph Company, recorded January 19, 1981 as Entry No. 3525021 in Book 5202 at Page 1155 of Official Records. AFFECTS PARCEL 3.
18. This item has been intentionally deleted.
19. This item has been intentionally deleted.
20. Right of Way Easement and conditions contained therein, in favor of The Mountain States Telephone and Telegraph Company, recorded July 5, 1985 as Entry No. 4106556 in Book 5668 at Page 2537 of Official Records. AFFECTS PARCEL 3.
21. This item has been intentionally deleted.
22. A Mortgage dated October 31, 1996 by and between Royal Wood Associates, a Utah Limited Partnership as Mortgagor and First Interstate Bank of Montana, N.A. as Mortgagee given to No. NCS-759023-SL01 securing an original indebtedness of \$4,900,000.00 and any other amounts or obligations secured thereby, recorded November 12, 1996 as Entry No. 6503327 in Book 7532 at Page 2580 of Official Records.
Modification of Mortgage and the terms, conditions and limitations contained therein, dated June 4, 2008 as Entry No. 10444236 in Book 9613 at Page 6843 of Official Records. NON SURVEY MATTER.
23. A Mortgage dated February 19, 2003 by and between Royal Wood Associates, a Utah Limited Partnership as Mortgagor and First Interstate Bank as Mortgagee given to secure an original principal indebtedness of \$1,328,939.99 and any other amounts or obligations secured thereby, recorded February 24, 2003 as Entry No. 8541246 in Book 8743 at Page 2260 of Official Records. Modification of Mortgage and the terms, conditions and limitations contained therein, recorded July 16, 2012 as Entry No. 11430140 in Book 10035 at Page 8310 of Official Records. NON SURVEY MATTER.
24. This item has been intentionally deleted.
25. Lease and the terms, conditions and limitations contained therein, dated May 1, 2006 between Royal Wood Associates as Lessor and The United States Postal Service, as Lessee, disclosed by that certain instrument recorded July 22, 2005 as Entry No. 9444564 in Book 9163 at Page 1353 of Official Records. NOTE: The present ownership of the leasedhold rights as disclosed by the herein-mentioned lease and any other matters affecting said lease are not shown herein. NON SURVEY MATTER.
26. This item has been intentionally deleted.
27. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act (7 U.S.C. §499a, et seq.) or the Poultry and Stockyards Act (7 U.S.C. §8181 et seq.) or under similar state laws. NON SURVEY MATTER.
28. The State Construction Registry discloses the following Preliminary Notice(s): (None found within the last 12 months). NON SURVEY MATTER.

DESCRIPTIONS:

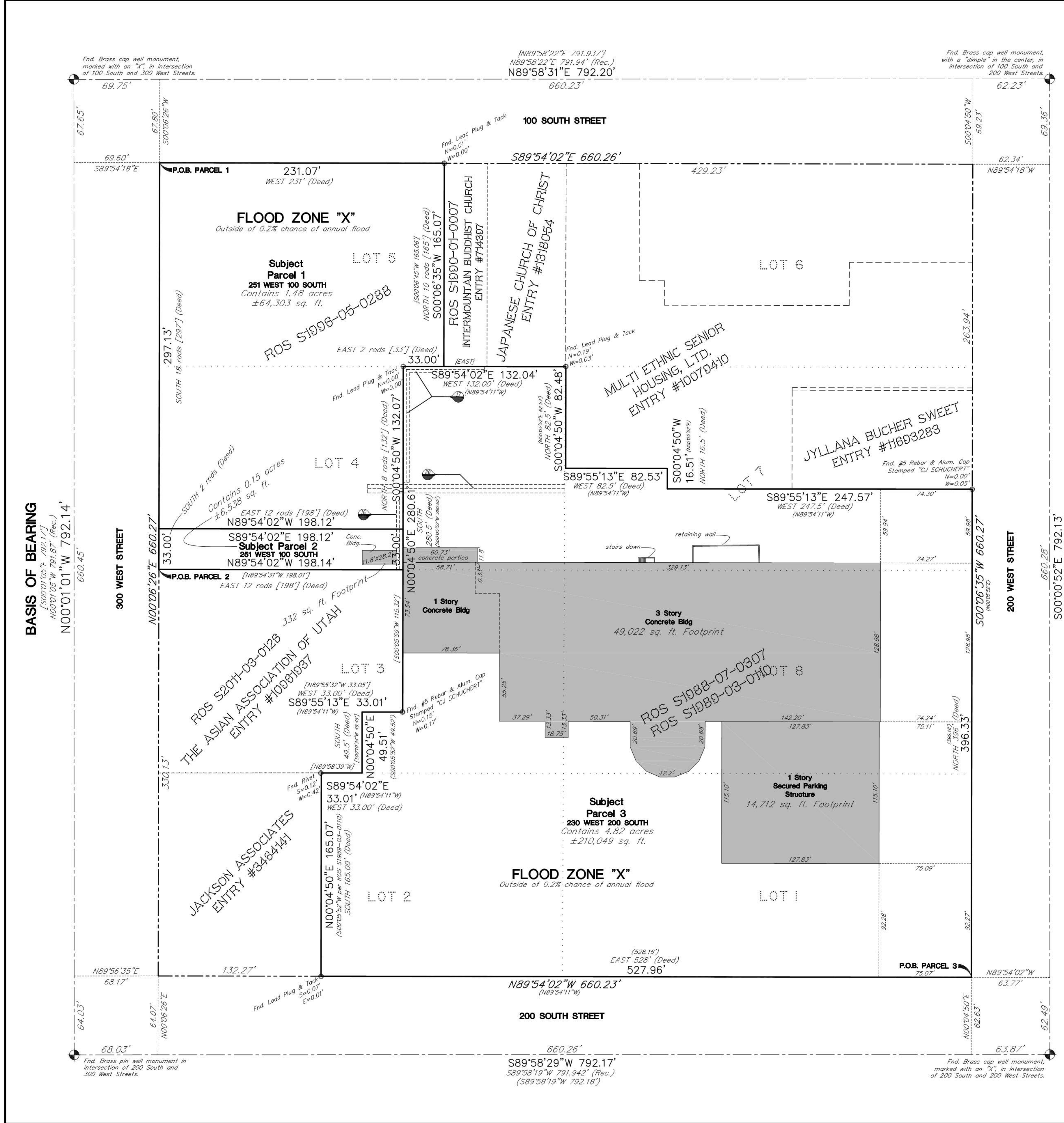
PARCEL 1: Commencing at the Northwest Corner of Lot 5, Block 67, Plat "A", Salt Lake City Survey, Thence SOUTH 18 rods; Thence EAST 12 rods; Thence NORTH 8 rods; Thence EAST 2 rods; Thence NORTH 10 rods; Thence WEST 231 feet to the point of beginning.
PARCEL 2: Beginning at the Southwest Corner of Lot 4, Block 67, Plat "A", Salt Lake City Survey, Thence EAST 12 rods; Thence NORTH 2 rods; Thence WEST 12 rods; Thence SOUTH 2 rods to beginning.
PARCEL 3: A tract of land situate in Lots 1,2,3,4,7 and 8, Block 67, of Plat "A", Salt Lake City Survey, being more particularly described as follows:
Beginning at the Southeast corner of said Lot 1, and running thence NORTH 396.00 feet; Thence WEST 247.5 feet; Thence NORTH 16.5 feet; Thence WEST 82.5 feet; Thence NORTH 82.5 feet; Thence WEST 132.00 feet; Thence SOUTH 280.5 feet; Thence WEST 33.0 feet; Thence SOUTH 49.5 feet; Thence WEST 33.00 feet; Thence SOUTH 165.00 feet; Thence EAST 528.00 feet to the point of beginning.

ZONE: D-4 District General Regulations:

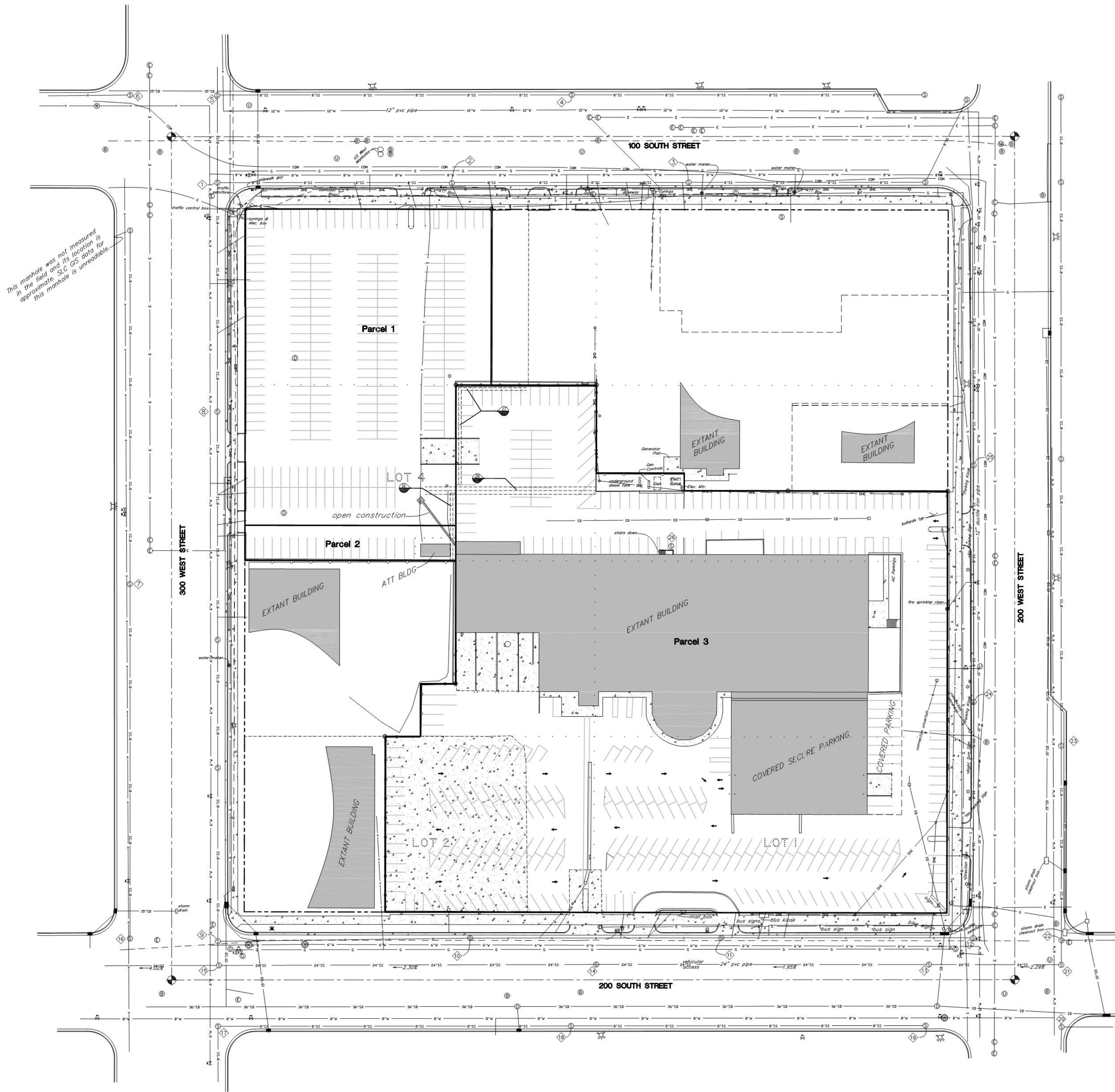
- 1. Minimum Lot Size: No minimum lot area or lot width is required.
2. Yard Requirements:
a. Front And Corner Side Yards: No minimum yards are required, however, no yard shall exceed five feet (5') except as authorized through the conditional building and site design review process. Such designs shall be subject to the requirements of chapter 21A.59 of this title. Where an entire block frontage is under one ownership, the setback for that block frontage shall not exceed twenty five feet (25'). Exceptions to this requirement may be authorized through the conditional building and site design review process subject to the requirements of chapter 21A.59 of this title.
b. Interior Side And Rear Yards: None required.
c. Restrictions On Parking Lots And Structures: An excessive influence of at or above ground parking lots and structures can negatively impact the urban design objectives of the D-4 district. To control such impacts, the following regulations shall apply to at or above ground parking facilities:
a. Within block corner areas, structures shall be located behind principal buildings, or at least seventy five feet (75') from front and corner side lot lines.
b. Within the mid block areas, parking structures shall be located behind principal buildings, or at least thirty feet (30') from front and corner side lot lines. A modification to this requirement may be granted as a conditional use, subject to conformance with the standards and procedures of chapter 21A.54 of this title. Parking structures shall meet the following:
(1) Retail goods/service establishments, offices and/or restaurants shall be provided on the first floor adjacent to the front or corner side lot line. The facades of such first floor shall be compatible and consistent with the associated retail or office portion of the building and other retail uses in the area.
(2) Levels of parking above the first level facing the front or corner side lot line shall have floors/facades that are horizontal, not sloped.
(3) Mid block surface parking lots shall have a fifteen foot (15') landscaped setback from the principal use.
c. Accessory parking structures built prior to the principal use, and commercial parking structures, shall be permitted as conditional uses with the approval of the planning commission pursuant to the provisions of chapter 21A.54 of this title.
d. No special restrictions shall apply to belowground parking facilities.
e. At grade (surface) parking facilities shall be set back behind the principal building and shall be set back at least seventy five feet (75') from front and corner side lot lines and landscaped in a way that minimizes visual impacts.
3. Minimum First Floor Glass: The first floor elevation facing a street of all new buildings or buildings in which the property owner is modifying the size of windows on the front facade within the D-4 secondary central business district, shall be at least forty percent (40%) glass surfaces. All first floor glass shall be nonreflective glass. Exceptions to this requirement may be authorized through the conditional building and site design review process, subject to the requirements of chapter 21A.59 of this title. The planning division may approve a modification to this requirement, if the planning director finds:
a. The requirement would negatively impact the historic character of the building or
b. The requirement would negatively impact the structural stability of the building.
c. The ground level of the building is occupied by residential uses, in which case the forty percent (40%) glass requirement may be reduced to twenty five percent (25%).
Approval of administrative decision is to the planning commission.
4. Interior Plazas, Atriums And Galleries: Interior plazas, atriums and galleries shall be permitted throughout the D-4 secondary central business district.
5. Location of Service Areas: All loading docks, refuse disposal areas and other service activities shall be located on block interiors away from view of any public street. Exceptions to this requirement may be approved through the site plan review process when a permit applicant demonstrates that it is not feasible to accommodate these activities within the interior. If such activities are permitted adjacent to a public street, a visual screening design approved by the zoning administrator shall be required.
6. Landscape Requirements: All buildings constructed after April 12, 1995, shall conform to the special landscape requirements applicable to the D-4 secondary central business district as contained in chapter 21A.48 of this title.
7. Maximum Building Height: No building shall exceed seventy five feet (75'), Buildings taller than seventy five feet (75') but less than one hundred twenty feet (120') may be authorized through the conditional building and site design review process, subject to the requirements of chapter 21A.59 of this title.
8. Mid Block Walkways: As a part of the city's plan for the downtown area, it is intended that mid block walkways be provided to facilitate pedestrian movement within the area. To delineate the public need for such walkways, the city has formulated an official plan for their location and implementation, which is on file at the planning division office. All buildings constructed after the effective date hereof within the D-4 downtown district shall conform to this plan for mid block walkways.
9. Mid Block Streets: Developments constructing mid block streets, either privately owned with a public easement or publicly dedicated, that are desired by an applicable master plan:
a. May use a portion or all of the overhead and underground right of way of the mid block street as part of their developable area irrespective of lot lines, subject to design review and approval of the planning commission.
b. May increase the height of the building on the remaining abutting parcel, subject to the conditional building and site design review process in conformance with the standards and procedures of chapter 21A.59 of this title. (Ord. 66-13, 2013; Ord. 62-13, 2013; Ord. 15-13, 2013).



- ROAD CENTER LINE & INTERSECTION MONUMENT
BOUNDARY LINE
RIGHT OF WAY LINES / BLOCK LINES
RECORD OF SURVEY LINES
ADJOINING PARCELS DEED LINES
ROOT PARCEL LINES
DIMENSION LINES
DIMENSIONS PER ROS S1990-01-0007
DIMENSIONS PER ROS S1998-03-0110
DIMENSIONS PER ROS S2011-03-0126
BUILDINGS



Boundary Consultants logo and contact information: West, Farr West, Utah 1295 North 1700 West, Farr West, Utah 801-690-7158 FAX 801-792-1569. Includes a table with columns for DESIGNED, DRAFTED, CHECKED, SHEET 1 OF 3.



LEGEND

- = ROAD CENTER LINE & INTERSECTION MONUMENT
- = BOUNDARY LINE
- = RIGHT OF WAY LINES / BLOCK LINES
- - - = RECORD OF SURVEY LINES
- - - = ADJOINING PARCELS DEED LINES
- = ROOT PARCEL LINES
- = WALLS
- = SANITARY SEWER
- = 8" VPC SANITARY SEWER, OR SIZE, OR TYPE AS NOTED
- = STORM DRAIN
- = 36" STORM DRAIN, OR SIZE AS NOTED
- = 8" WATER, OR SIZE AS AND TYPE AS NOTED
- = SYRINGA
- = CENTURY LINK
- = US WEST
- = ELECTRIC
- = OVERHEAD ELECTRIC
- = MCI
- = STRIPING
- = GAS
- ④ = SEWER MANHOLE NUMBER
- ① = UNKNOWN MANHOLE
- ② = ELECTRIC MANHOLE
- ③ = STORM DRAIN MANHOLE
- ④ = SANITARY SEWER MANHOLE
- ⑤ = BELL TELEPHONE MANHOLE
- ⑥ = GAS MANHOLE
- = UTILITY BOX AS LABELED
- = PROPERTY CORNER AS NOTED ON SH. 1 OF 3
- = GUY POLE
- ⊕ = WATER MANHOLE
- ⊗ = GAS VALVE
- ⊗ = FIRE HYDRANT
- ⊗ = WATER VALVE
- ⊗ = LIGHT POLE
- ⊗ = POWER POLE
- = CATCH BASIN
- = CURB CATCH BASIN
- = SIGN OR FEATURE AS NOTED
- ⊗ = ELECTRIC BOX
- ⊗ = TITLE REPORT EXCEPTION
- = BUILDINGS
- = CONCRETE

SURVEYOR'S NOTES

- According to FEMA Map #49035C1044H: Community: Salt Lake City, City of Number: 49015 Panel: 144 Suffix: H The subject parcels lie in Flood Zone "X"; "outside of 0.2% chance of annual flood."
- The subject Parcels contain 525 parking stalls, in the following break down:
 PARCEL 1: 195 regular stalls
 2 ADA Stalls
 TOTAL 197 stalls

 PARCEL 2: 19 stalls total no ADA stalls.

 PARCEL 3: 295 regular stalls
 14 ADA stalls
 TOTAL 309 stalls
- Utility locations are from surface indications, manholes, valves, blue stakes, Salt Lake City GIS, etc., and may vary from their true locations. A number of manholes both storm drain and sanitary sewer are sealed or covered with asphalt so that we cannot access them at this time.
- See Sheet 3 of 3 for storm drain grate elevations and inverts.
- There is an open trench under construction on Subject Parcel 1, as shown hereon, and a Geo Tech firm has recently been doing core drilling on subject Parcels 1, 2 & 3.



DATE: 05-03-16
 SCALE: 1"=50'
 PROJECT NUMBER: 1606001

ALTA/ACSM LAND TITLE SURVEY OF
 TAX PARCELS 15-01-207-001, -002, -026
 BEING A PORTION OF BLOCK 67, PLAT "A", SALT LAKE CITY SURVEY
 LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 1,
 TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

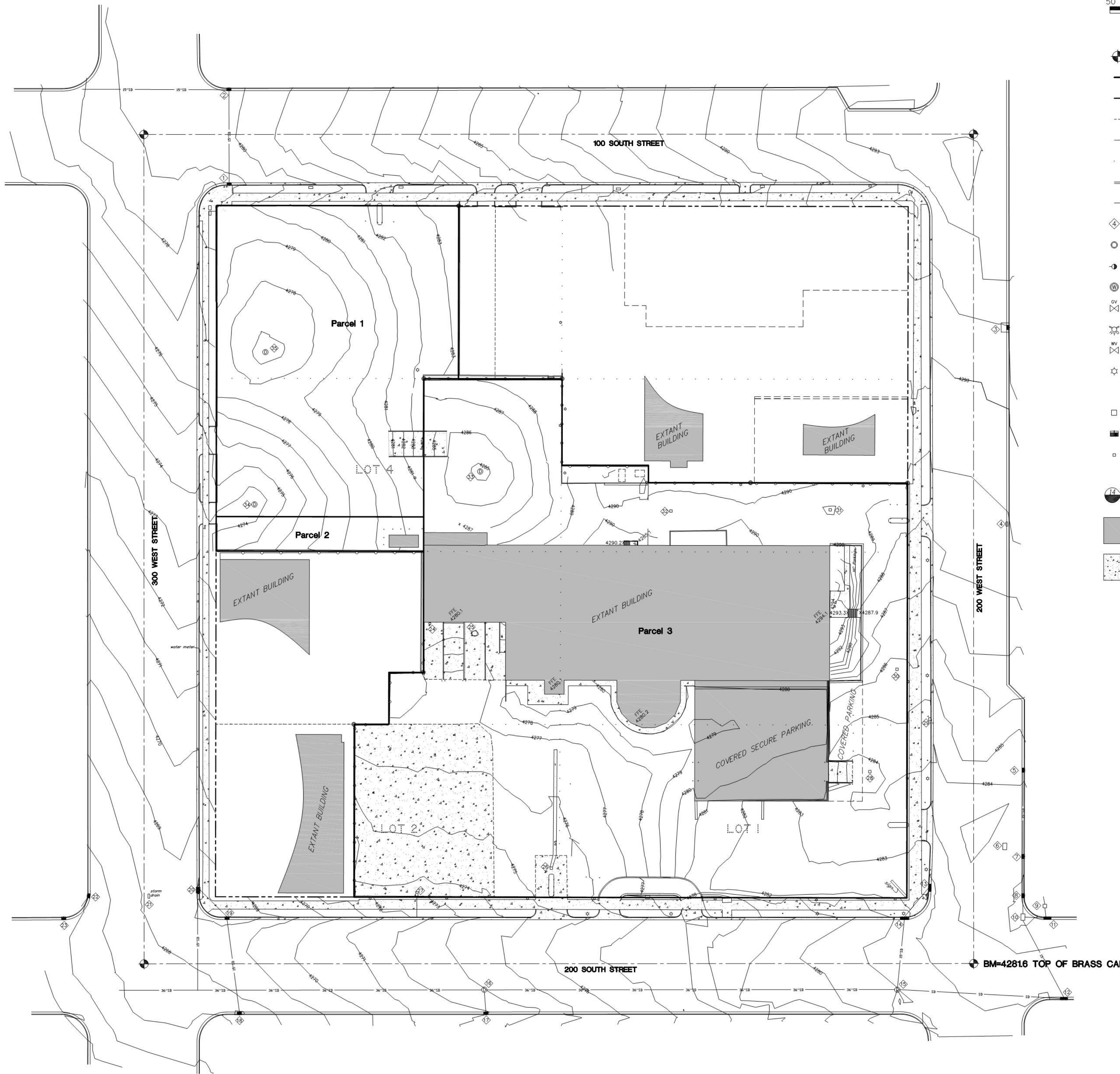
SEWER NOTES

MANHOLE NUMBER	RIM ELEVATION	INVERT ELEVATION
1	4278.8	4265.0
2	4282.4	4271.6
3	4287.3	4276.5
4	4286.0	4277.8
5	4279.6	4269.6
6	4278.5	4267.6
7	4271.0	4260.8
8	4275.4	4262.4
9	4268.3	4256.3
10	4272.6	4261.7
11	4277.0	4267.0
12	4282.2	4271.4
13	4281.6	4214.5
14	4275.3	4260.8
15	4268.1	4256.1
16	4266.9	4255.8
17	4267.3	UNKNOWN
18	4272.9	4278.8
19	4280.0	4261.6
20	4281.6	4270.9
21	4283.1	UNKNOWN
22	4283.0	4271.5
23	4284.9	4274.9
24	4284.8	4273.3
25	4289.5	4278.8
26	4290.2	UNKNOWN

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 Professional Land Surveyors
 1295 North 1700 West, Farr West, Utah
 801-792-1569 801-690-7158 FAX

DESIGNED: DEH
 DRAFTED: DEH
 CHECKED: DEH

SHEET: 2
 OF: 3



LEGEND

- = ROAD CENTER LINE & INTERSECTION MONUMENT
- = BOUNDARY LINE
- = RIGHT OF WAY LINES / BLOCK LINES
- = RECORD OF SURVEY LINES
- = ADJOINING PARCELS DEED LINES
- = ROOT PARCEL LINES
- = WALLS
- = STORM DRAIN
- = STORM DRAIN NUMBER
- = PROPERTY CORNER AS NOTED ON SHT. 1 OF 3
- = GUY POLE
- = WATER MANHOLE
- = GAS VALVE
- = FIRE HYDRANT
- = WATER VALVE
- = LIGHT POLE
- = POWER POLE
- = CATCH BASIN
- = CURB CATCH BASIN
- = SIGN OR FEATURE AS NOTED
- = ELECTRIC BOX
- = NOTE = TITLE REPORT EXCEPTION
- = BUILDINGS
- = CONCRETE

SURVEYOR'S NOTES

1. The majority of the utility lines and parking lot striping have been turned off so as to not create confusion with the contour lines. See sheet 2 of 3 for utilities and striping.
2. Utility locations are from surface indications, manholes, valves, blue stakes, Salt Lake City GIS, ect., and may vary from their true locations. A number of manholes both storm drain and sanitary sewer are sealed or covered with asphalt so that we cannot access them at this time.

STORM DRAIN NOTES

STORM DRAIN	GRATE/LID/RIM ELEVATION	INVERT ELEVATION
1	4278.2	4276.1
2	4282.4	4271.6
3	4291.8	
4	4286.0	4277.8
5	4284.2	4280.6
6	4283.7	
7	4282.9	4280.9
8	4282.5	
9	4283.3	
10	4282.8	
11	4277.0	
12	4281.9	
13	4281.5	4279.3
14	4281.4	4278.7
15	4281.0	
16	4273.0	
17	4271.8	
18	4266.8	4261.3
19	4267.1	4264.0
20	4267.8	4265.1
21	4268.2	
22	4265.8	
23	4264.8	
24	4275.6	
25	4275.8	4270.8
26	4275.2	4273.4
27	4273.5	
28	4283.6	4281.6
29	4284.1	4281.9
30	4285.6	4283.6
31	4288.8	4287.1
32	4289.0	4286.8
33	4284.6	4273.9
34	4273.7	
35	4276.4	



DATE: 04-12-16
 SCALE: 1"=50'
 PROJECT NUMBER: 1606001

ALTA/ACSM LAND TITLE SURVEY OF
TAX PARCELS 15-01-207-001, -002, -026
 BEING A PORTION OF BLOCK 67, PLAT "A", SALT LAKE CITY SURVEY
 LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 1,
 TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

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DESIGNED: DEH
 DRAFTED: DEH
 CHECKED: DEH

SHEET: 3
 OF: 3

THE RITCHIE GROUP

BLOCK 67

 251 WEST 100 SOUTH

 SALT LAKE CITY, UTAH

#	Date	Revision

SHEET SET

NEXUS PROJECT #: 16063

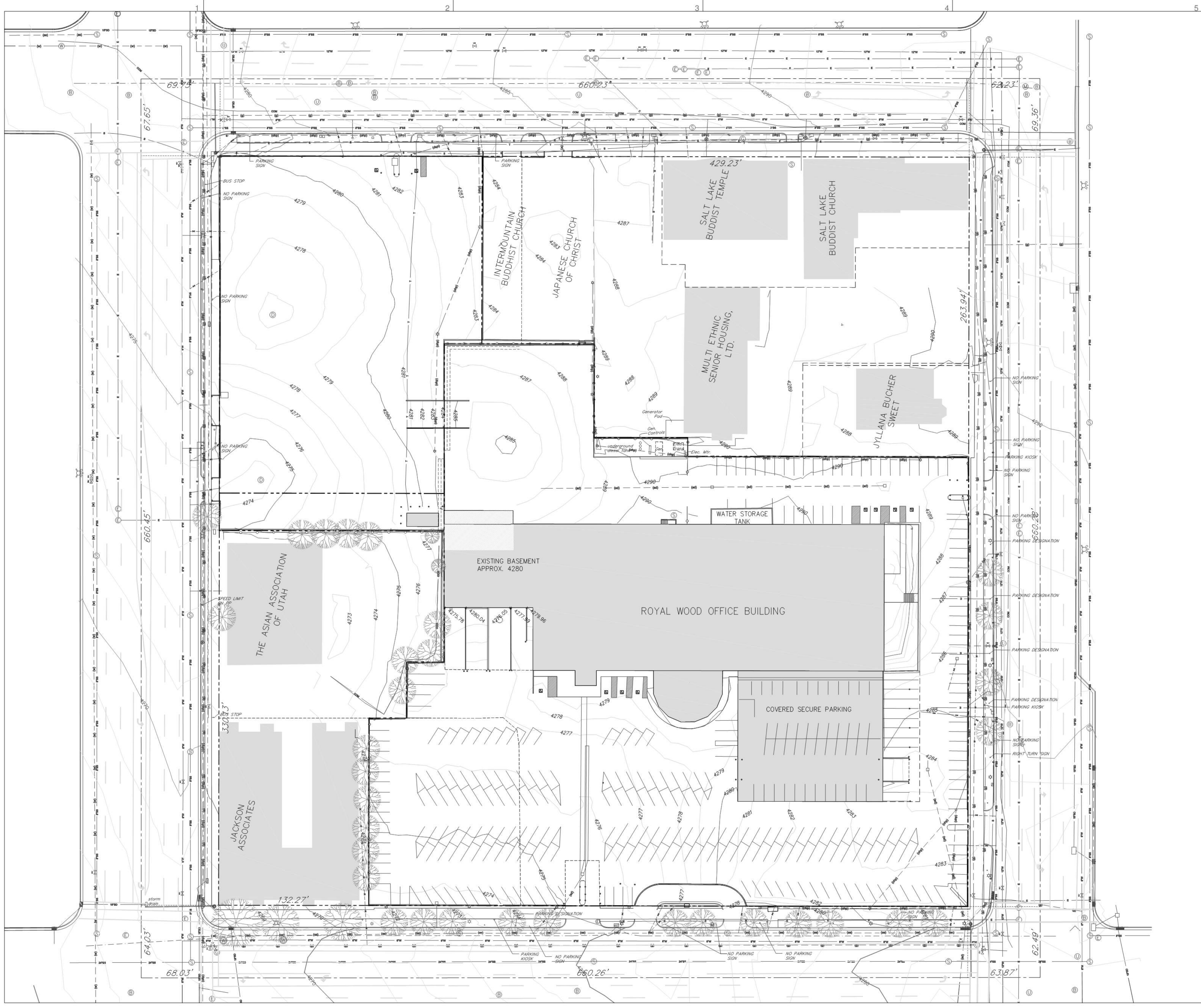
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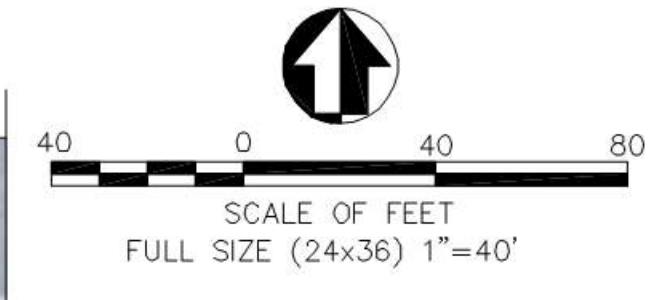
 DRAWN BY: AH

 DATE: 29 MAY 2017

EXISTING CONDITION PLAN

C1





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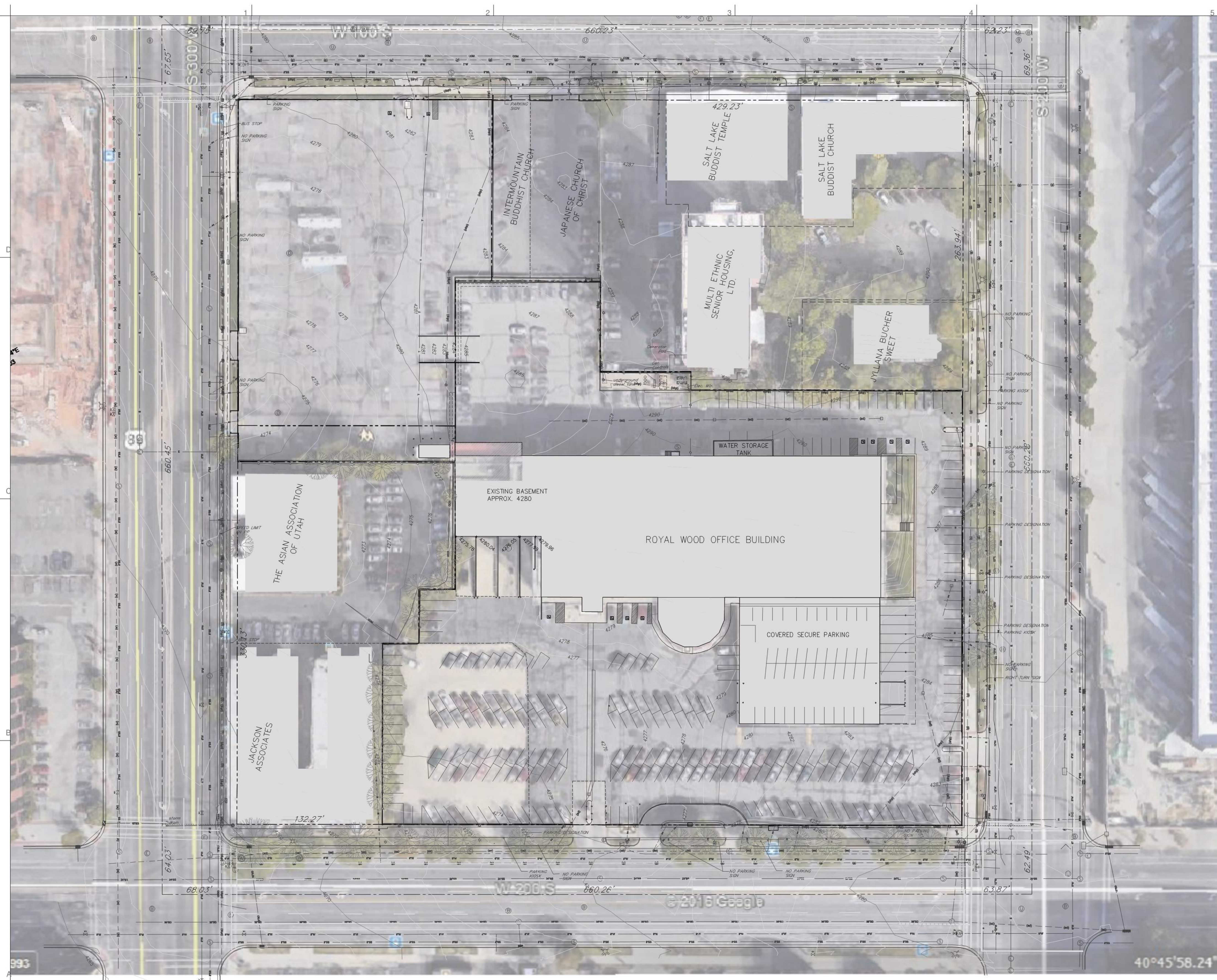
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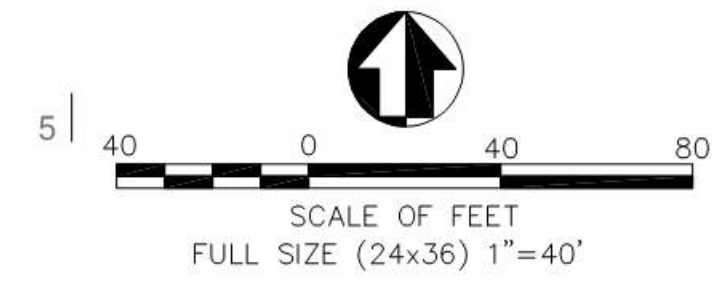
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**EXISTING
CONDITION
PLAN WITH
AERIAL**

C1a





APPROXIMATE SITE DEMO QUANTITIES

CONCRETE WALLS	1,250 LF (HEIGHT VARIES)
ASPHALT	95,800 SQ. FT.
EXISTING BUILDING	2,100 SQ. FT.



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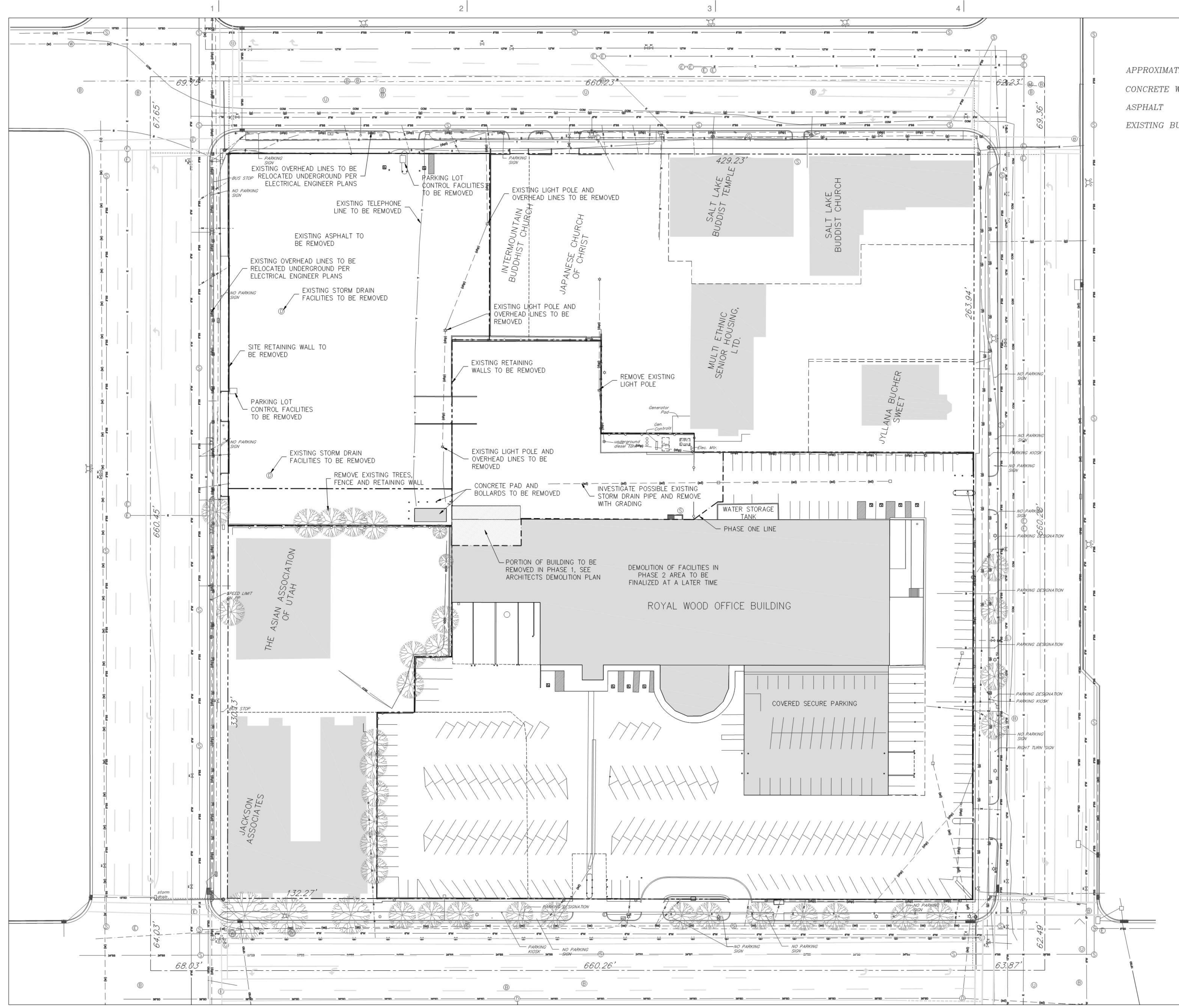
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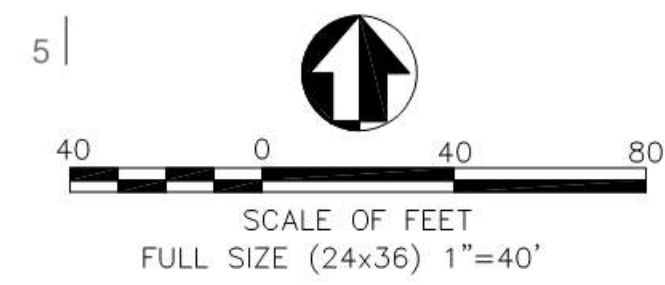
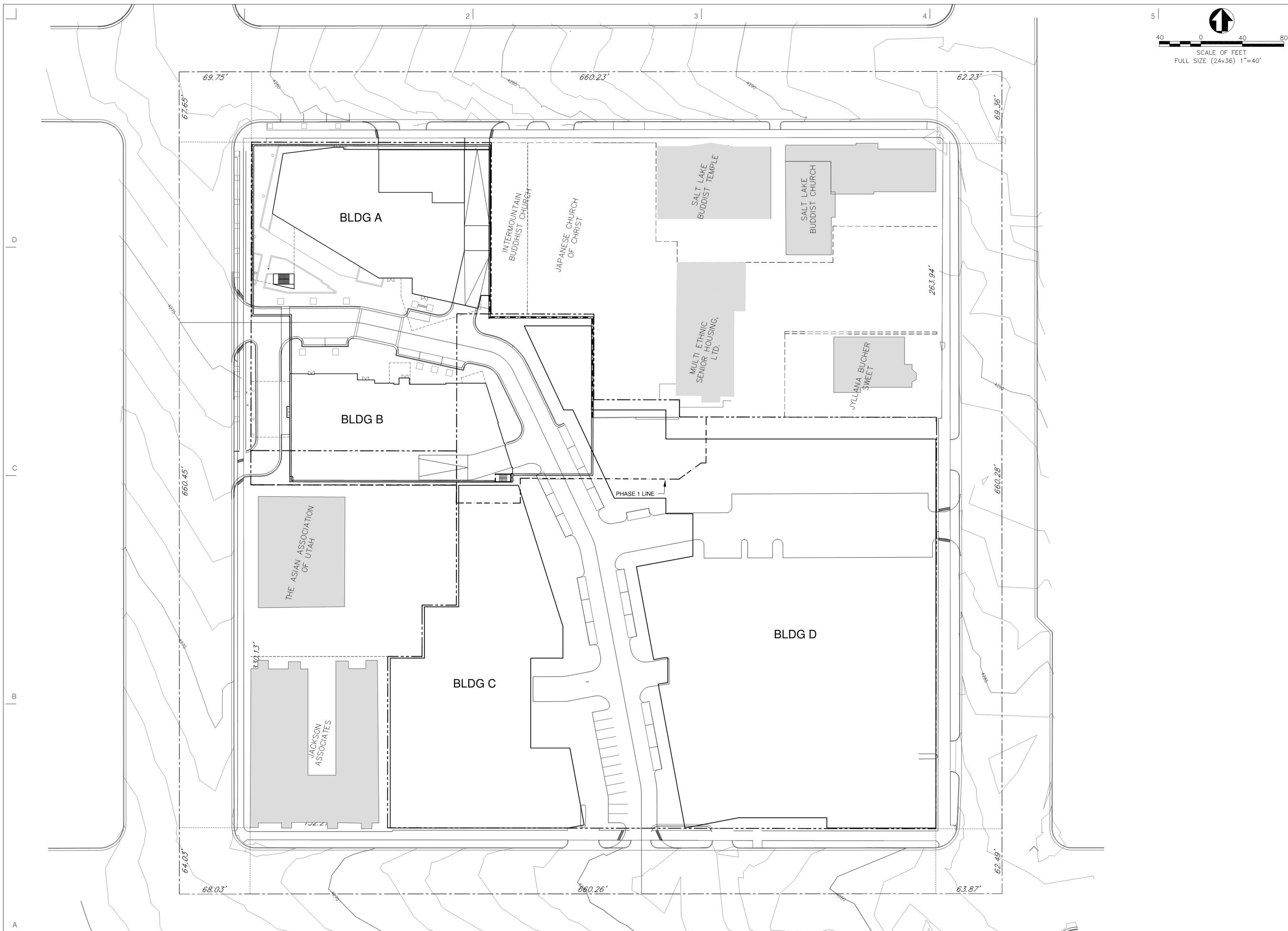
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**DEMOLITION PLAN
 PHASE 1**

C2





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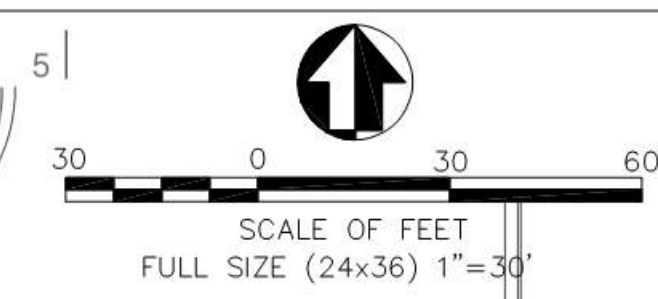
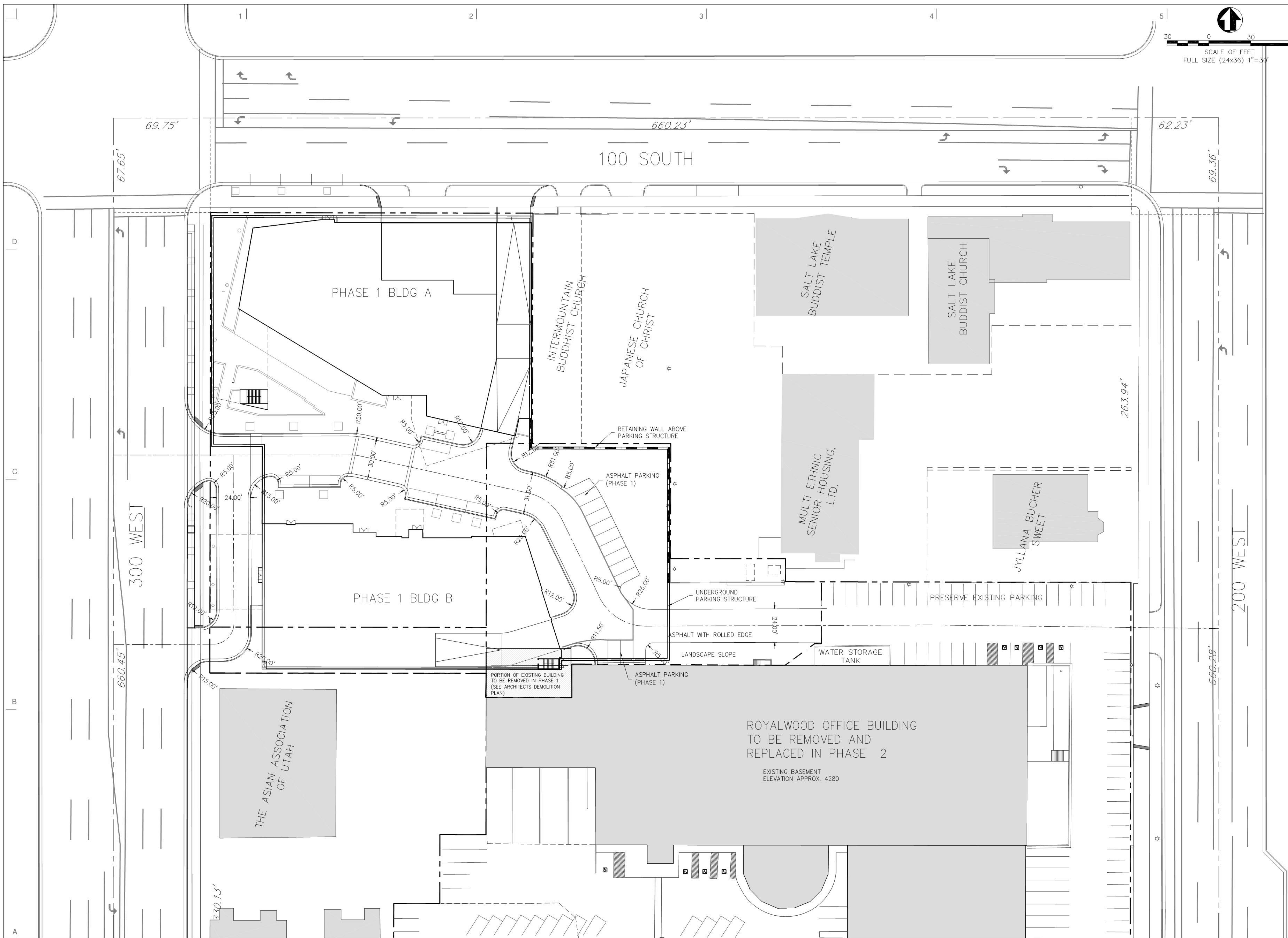
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**OVERALL
 SITE
 PLAN**

C3



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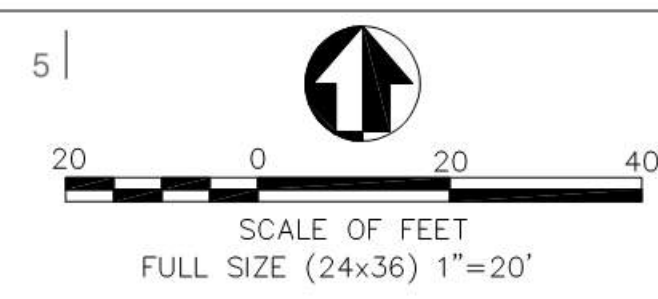
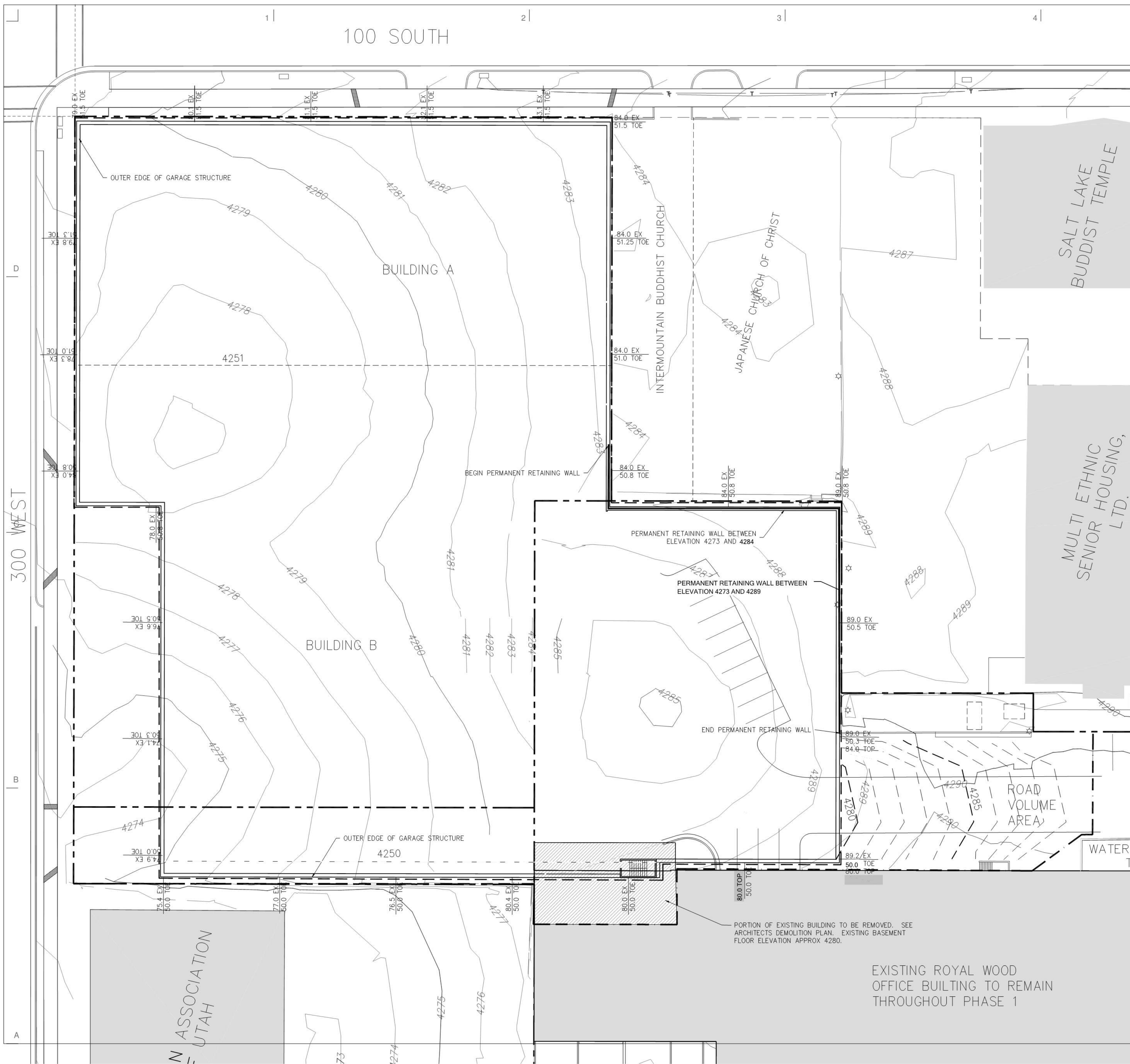
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DATE: 29 MAY 2017

**PHASE 1
BLOCK AB
SITE
PLAN**

C4



Volume
 Cut volume (adjusted) 100,500 Cu. Yd.
 Fill volume (adjusted) 0 Cu. Yd.

ROAD Volume
 Cut volume (adjusted) 1485 Cu. Yd.
 Fill volume (adjusted) 0 Cu. Yd.

LEGEND

- - - - - = EXISTING CONTOURS
- - - - - = EXCAVATION CONTOURS
- - - - - = OUTER GARAGE WALL
- - - - - = TEMPORARY SHORING

- NOTE:**
- SHORING PLAN TO BE PREPARED SEPARATELY. PERMIT REQUIRED BY SALT LAKE CITY.
 - ALL EXCAVATION AND SHORING TO BE DESIGNED AND COMPLETED IN ACCORDANCE WITH REQUIREMENTS SPECIFIED BY GEOTECHNICAL ENGINEER



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Date Revision

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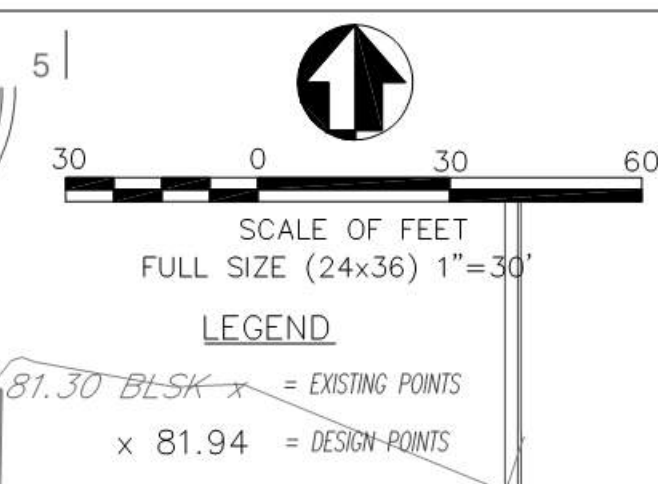
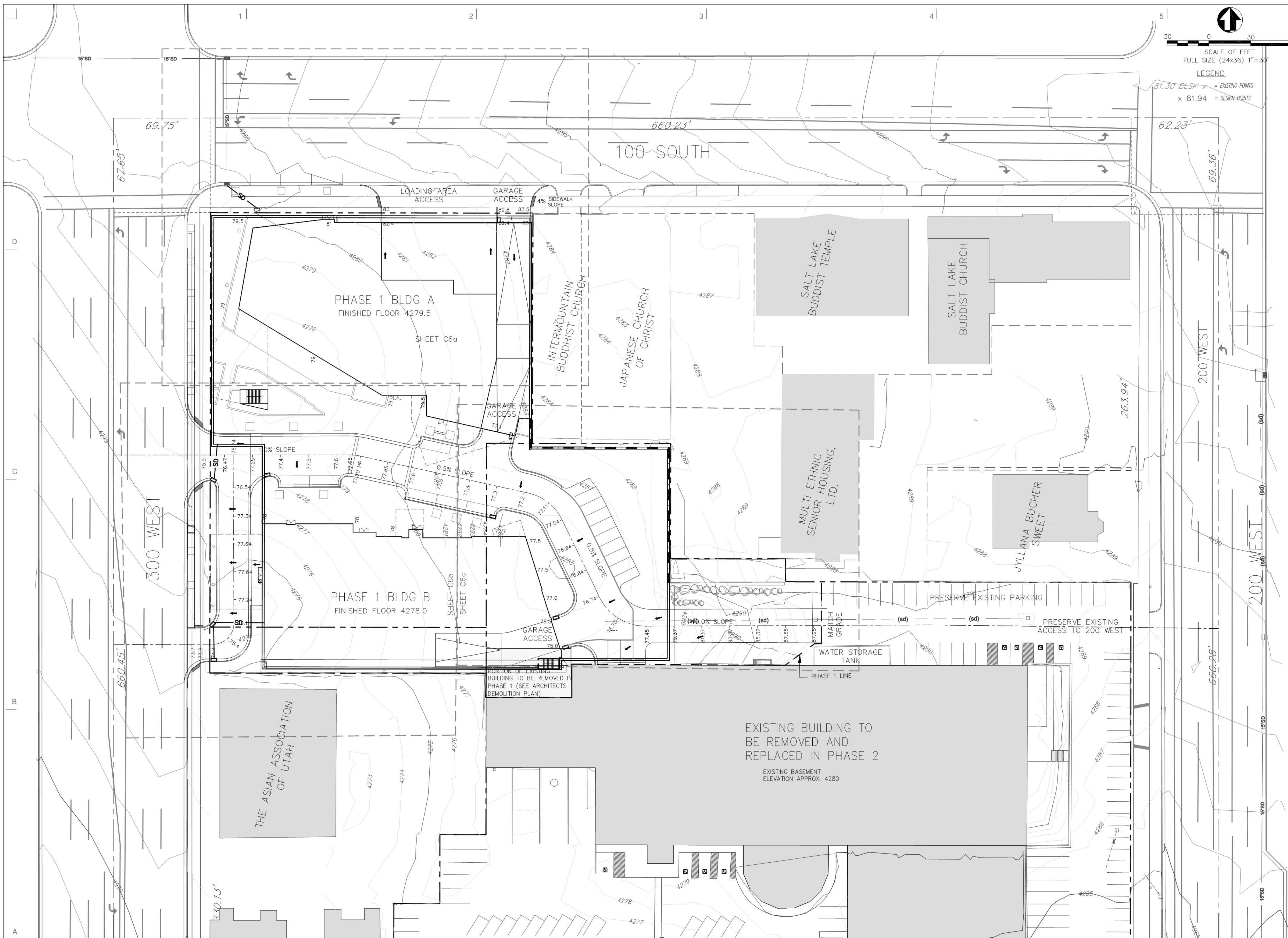
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 DATE: 29 MAY 2017

PHASE 1
BLOCK AB
GARAGE
EXCAVATION

C5

EXISTING ROYAL WOOD OFFICE BUILDING TO REMAIN THROUGHOUT PHASE 1

PORTION OF EXISTING BUILDING TO BE REMOVED. SEE ARCHITECTS DEMOLITION PLAN. EXISTING BASEMENT FLOOR ELEVATION APPROX 4280.



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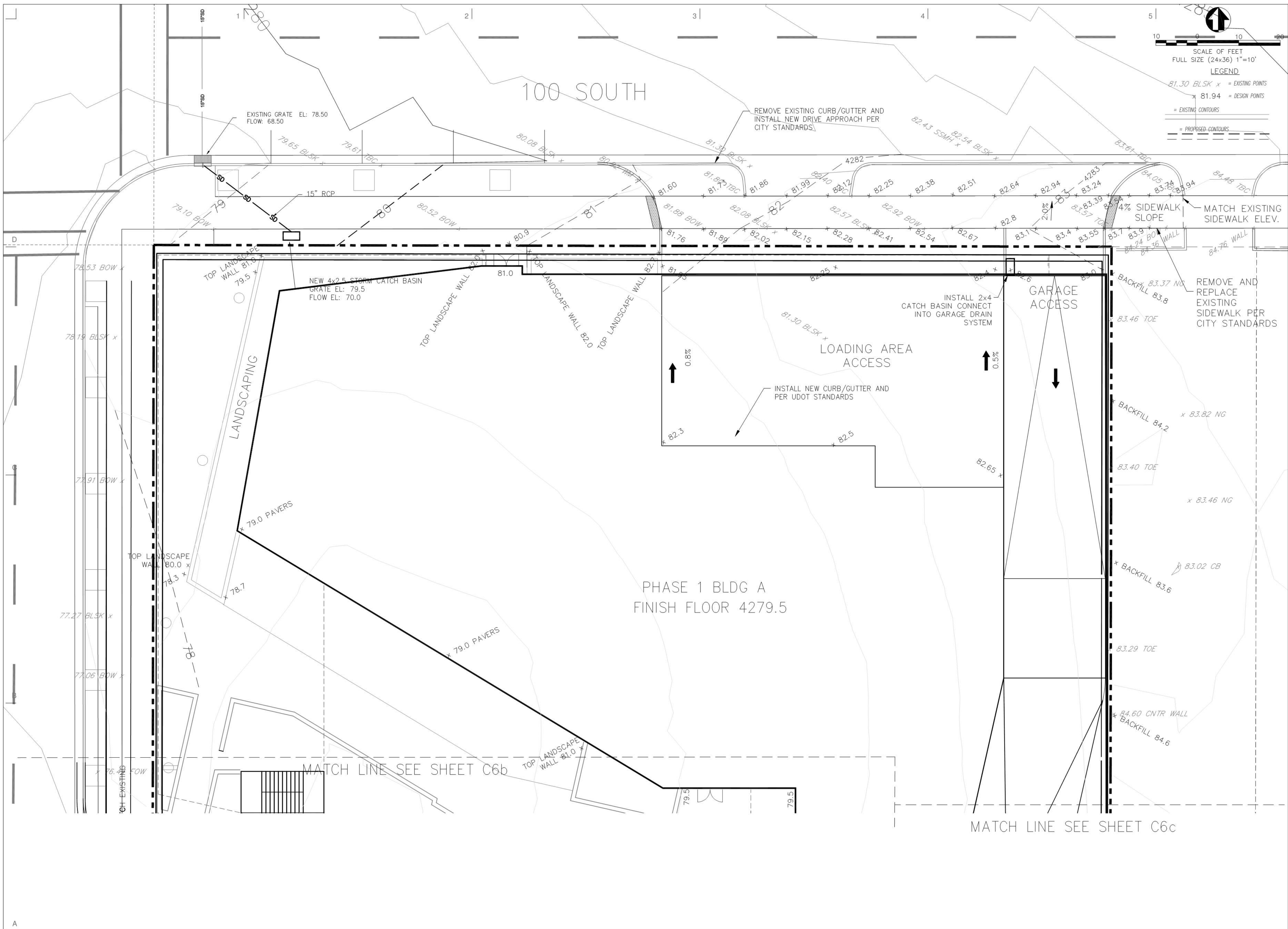
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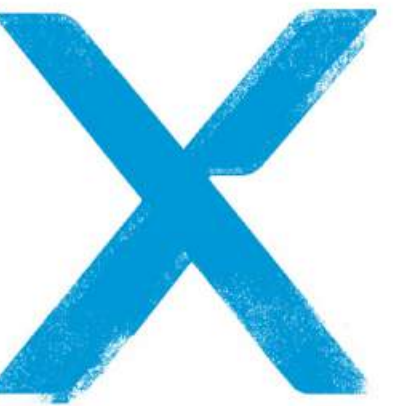
**PHASE 1
 BLOCK AB
 GRADING
 PLAN**

C6



SCALE OF FEET
FULL SIZE (24x36) 1"=10'

LEGEND
 81.30 BLSK x = EXISTING POINTS
 81.94 = DESIGN POINTS
 = EXISTING CONTOURS
 = PROPOSED CONTOURS



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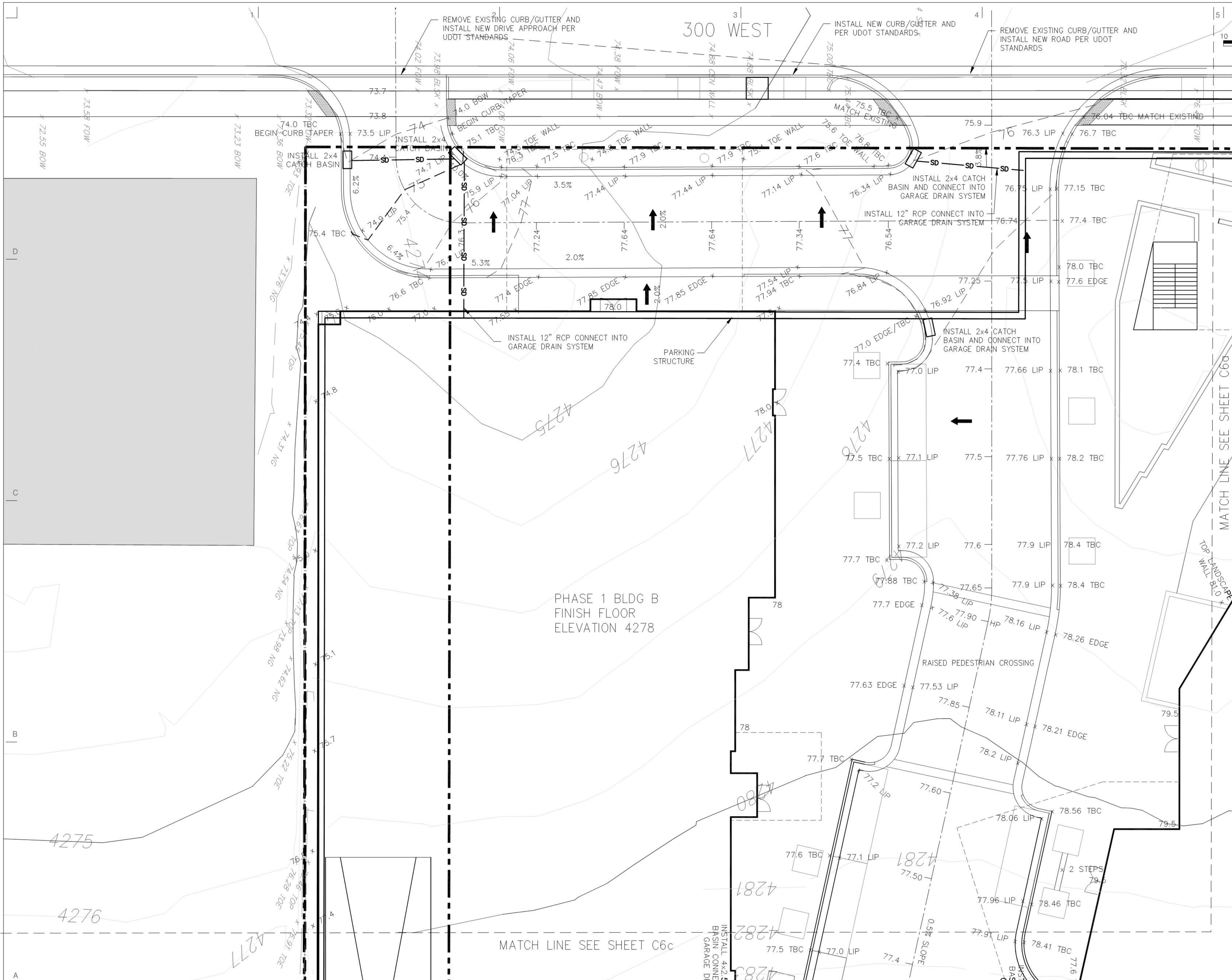
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**PHASE 1
BLOCK AB
GRADING
PLAN A**

C6a





 SCALE OF FEET
 FULL SIZE (24x36) 1"=10'
LEGEND
 81.30 BLSK x = EXISTING POINTS
 x 81.94 = DESIGN POINTS
 = EXISTING CONTOURS
 = PROPOSED CONTOURS



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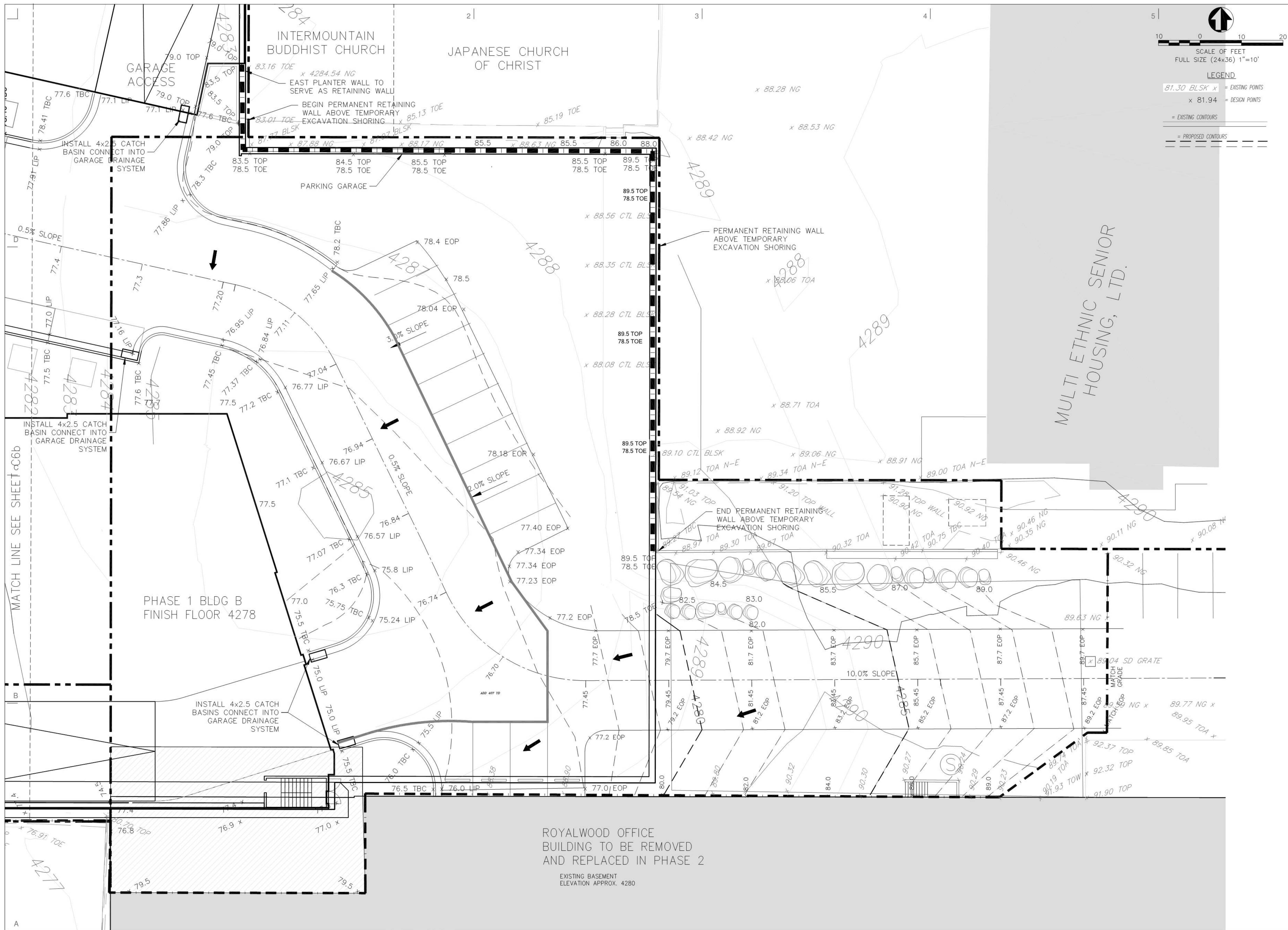
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PHASE 1
BLOCK AB
GRADING
PLAN B

C6b



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GGLO DESIGN

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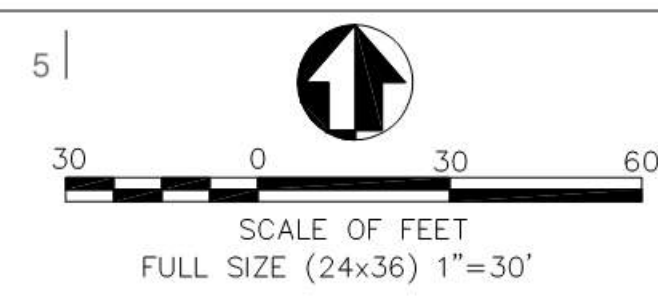
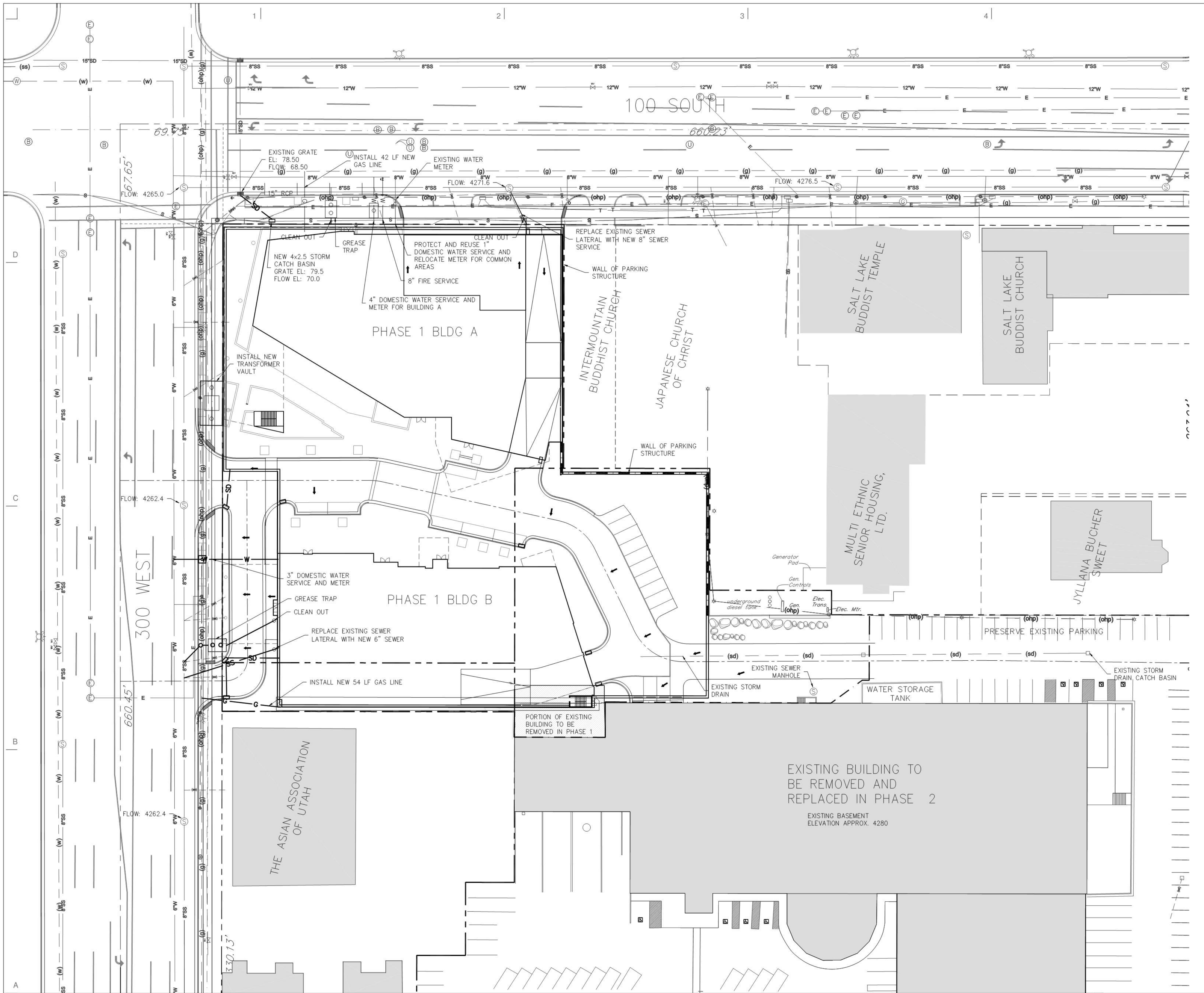
#	Date	Revision

SHEET SET

NEXUS PROJECT #: 16063
 CHECKED BY: SSC
 DRAWN BY: AH
 DATE: 29 MAY 2017

PHASE 1
BLOCK AB
GRADING
PLAN C

C6c



- = SANITARY SEWER SS
- = 8" VPC SANITARY SEWER, OR SIZE, OR TYPE AS NOTED 8"SS
- = STORM DRAIN SD
- = 36" STORM DRAIN, OR SIZE AS NOTED 36"SD
- = 8" WATER, OR SIZE AS AND TYPE AS NOTED 8"W
- = SYRINCA S
- = CENTURY LINK COM
- = US WEST UGU
- = ELECTRIC E
- = OVERHEAD ELECTRIC OHE
- = MCI
- = STRIPING
- = GAS G
- ◇ = SEWER MANHOLE NUMBER
- ⊙ = UNKNOWN MANHOLE
- ⊕ = ELECTRIC MANHOLE
- ⊙ = STORM DRAIN MANHOLE
- ⊙ = SANITARY SEWER MANHOLE
- ⊙ = BELL TELEPHONE MANHOLE
- ⊙ = GAS MANHOLE
- = UTILITY BOX AS LABELED
- = PROPERTY CORNER AS NOTED ON SHT. 1 OF 3
- ⊙ = GUY POLE
- ⊙ = WATER MANHOLE
- ⊙ = GAS VALVE
- ⊙ = FIRE HYDRANT
- ⊙ = WATER VALVE
- ☆ = LIGHT POLE
- ⊙ = POWER POLE
- = CATCH BASIN
- = CURB CATCH BASIN
- = SIGN OR FEATURE AS NOTED
- = ELECTRIC BOX
- = PROPOSED STORM DRAIN SD
- = PROPOSED GAS LINE G
- = PROPOSED SEWER LATERAL SS
- = PROPOSED WATER SERVICE W



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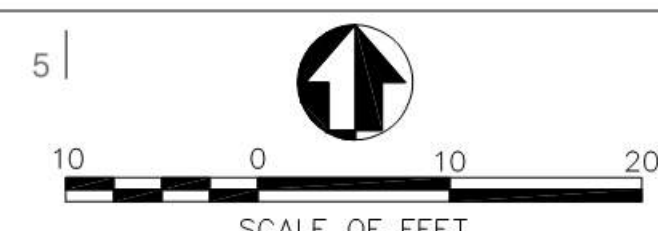
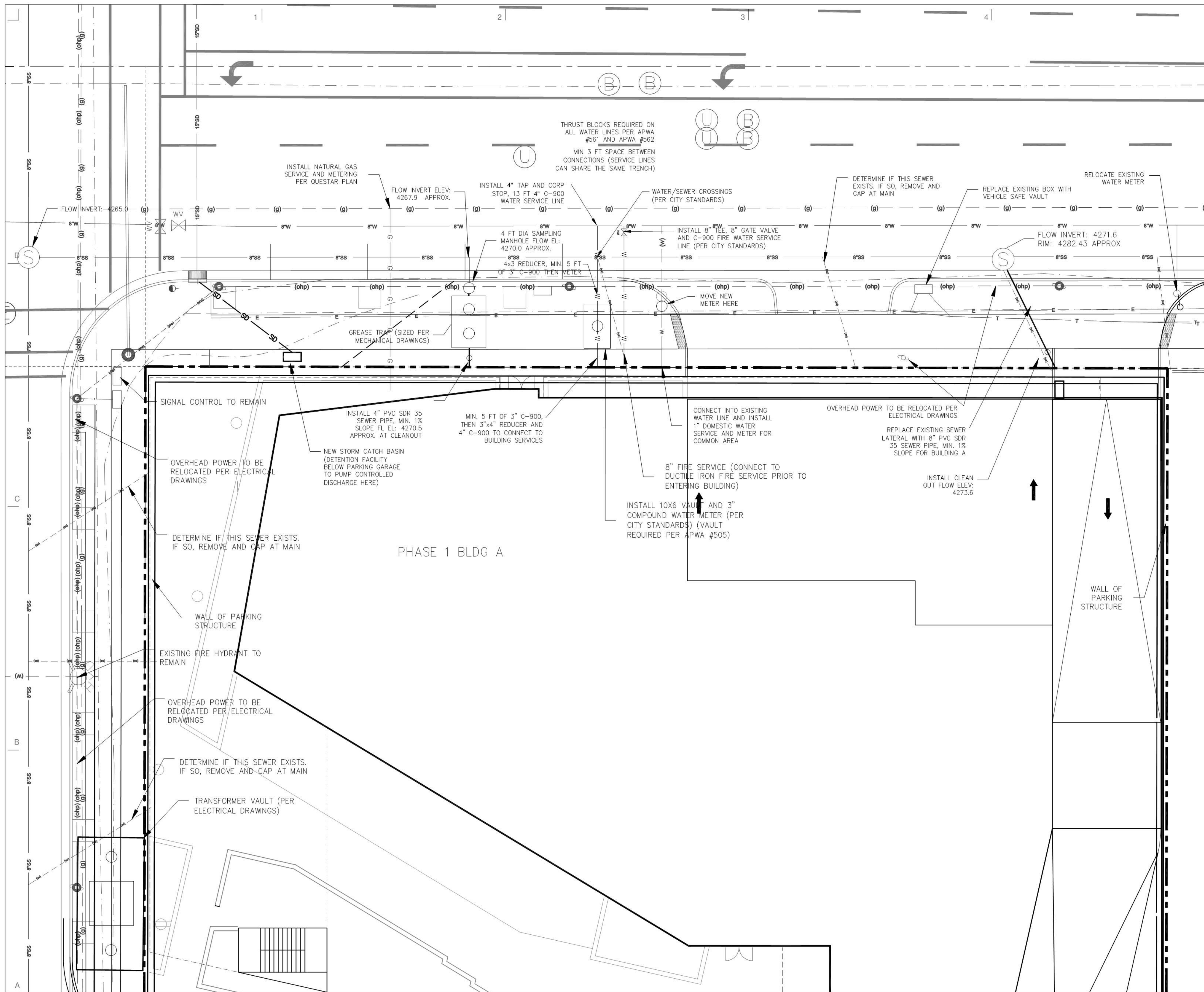
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DATE: 29 MAY 2017

**PHASE 1
BLOCK AB
UTILITY
PLAN**

C7



- LEGEND**
- ROAD CENTER LINE & INTERSECTION MONUMENT
 - BOUNDARY LINE
 - SANITARY SEWER
 - 8" VPC SANITARY SEWER, OR SIZE, OR TYPE AS NOTED
 - STORM DRAIN
 - 36" STORM DRAIN, OR SIZE AS NOTED
 - 8" WATER, OR SIZE AS AND TYPE AS NOTED
 - STYRINGA
 - CENTURY LINK
 - US WEST
 - ELECTRIC
 - OVERHEAD ELECTRIC
 - MCI
 - STRIPING
 - GAS
- ◆ = SEWER MANHOLE NUMBER
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 - ⊙ = POWER POLE
 - = CATCH BASIN
 - ▣ = CURB CATCH BASIN
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 - PROPOSED STORM DRAIN
 - PROPOSED GAS LINE
 - PROPOSED SEWER LATERAL
 - PROPOSED WATER SERVICE



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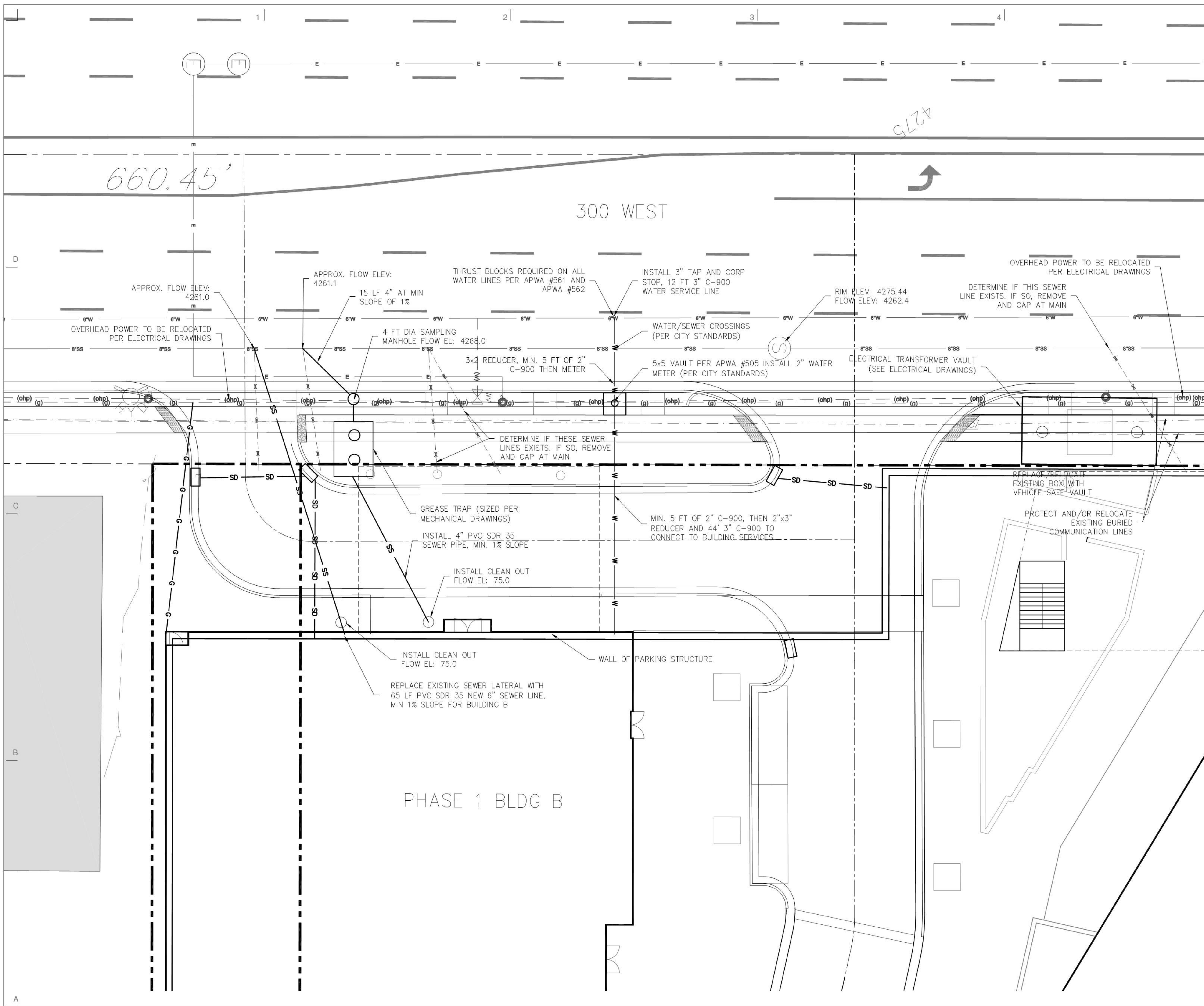
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DATE: 29 MAY 2017

PHASE 1
BLOCK AB
UTILITY
PLAN 100 SO.

C7a



- SCALE OF FEET
FULL SIZE (24x36) 1"=10'
- LEGEND**
- = ROAD CENTER LINE & INTERSECTION MONUMENT
 - = BOUNDARY LINE
 - = SANITARY SEWER
 - = 8" VPC SANITARY SEWER, OR SIZE, OR TYPE AS NOTED
 - = STORM DRAIN
 - = 36" STORM DRAIN, OR SIZE AS NOTED
 - = 8" WATER, OR SIZE AS AND TYPE AS NOTED
 - = SYRINGA
 - = CENTURY LINK
 - = US WEST
 - = ELECTRIC
 - = OVERHEAD ELECTRIC
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**PHASE 1
BLOCK AB
UTILITY
PLAN 300 W.**

C7b



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GGLO DESIGN

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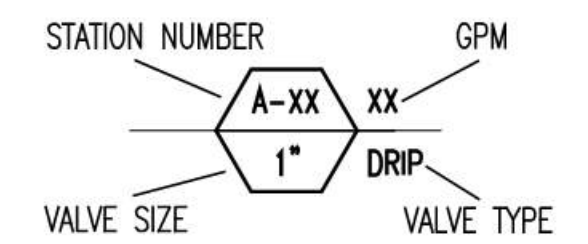
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IRRIGATION PLAN

LI101

IRRIGATION GENERAL NOTES:

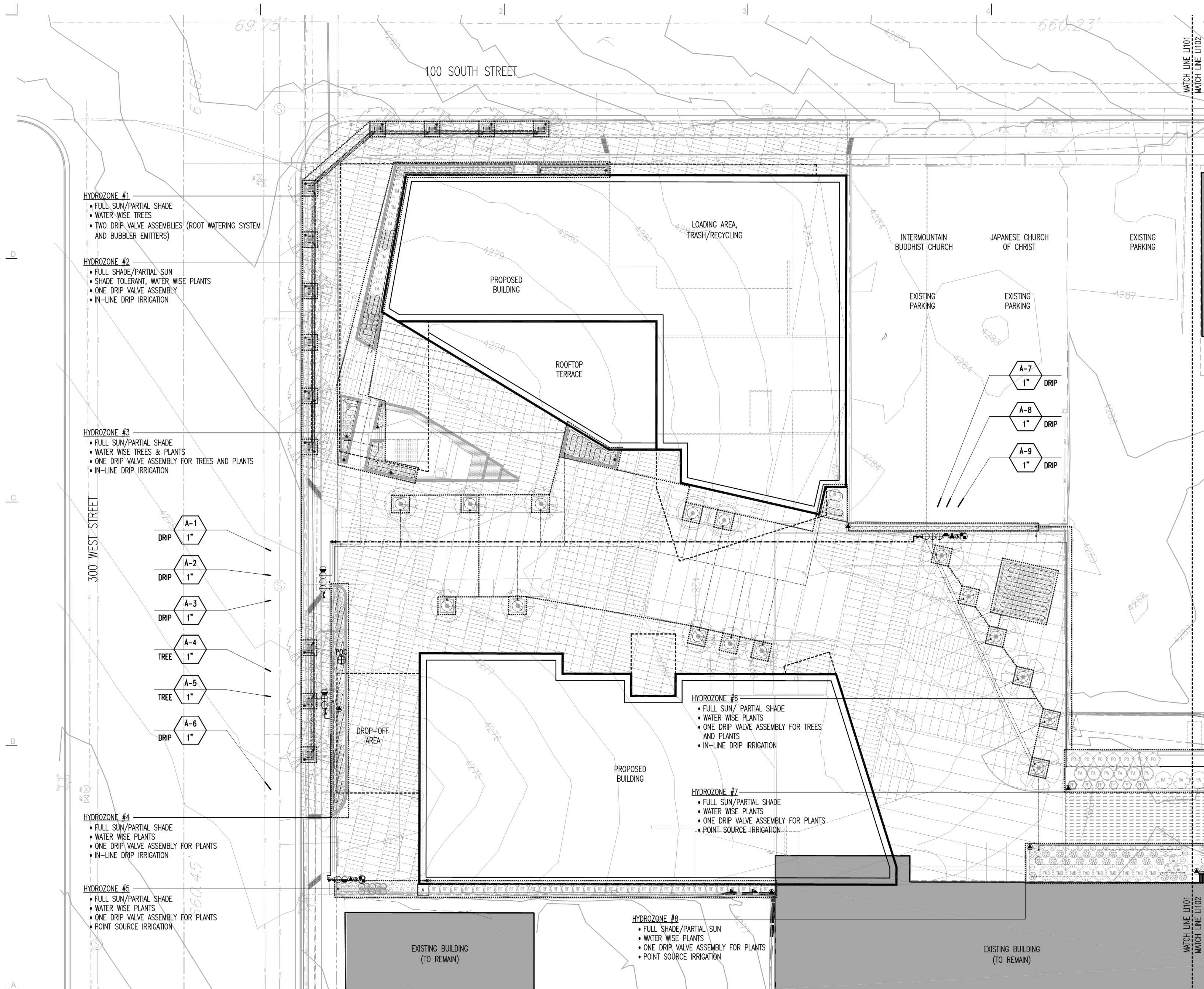
1. THIS IRRIGATION SYSTEM HAS BEEN DESIGNED BASED ON A PEAK DEMAND OF XX GPM AND A STATIC WATER PRESSURE OF XX PSI.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE STATIC WATER PRESSURE AT THE POINT OF CONNECTION PRIOR TO BEGINNING WORK AND INFORMING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE STATED STATIC WATER PRESSURE AND ACTUAL STATIC WATER PRESSURE READINGS AT THE POINT OF CONNECTION. WATER PRESSURE DISCREPANCIES SHALL BE NOTED ON CONTRACTOR COMPANY LETTERHEAD AND SUBMITTED TO THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK. IN THE EVENT THE CONTRACTOR FAILS TO VERIFY AND CONFIRM STATED VERSUS ACTUAL STATIC WATER PRESSURE PRIOR TO BEGINNING WORK AND DISCREPANCIES DO IN FACT EXIST, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL MODIFICATIONS TO THE IRRIGATION SYSTEM AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF THE ELECTRICAL ROOM INSIDE THE BUILDING AND PROVIDING POWER TO THE CONTROLLER LOCATION. SHOULD THE CONTRACTOR FAIL TO PROVIDE POWER TO THE CONTROLLER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL MODIFICATIONS NECESSARY TO PROVIDED POWER TO THE CONTROLLER AT NO ADDITIONAL COST TO THE OWNER.
4. POINT OF CONNECTION COMPONENTS SHALL BE CONNECTED TO THE AUTOMATIC CONTROLLER IN SEPARATE CONDUITS AND AS INSTRUCTED BY THE MANUFACTURER. IRRIGATION CONTROL VALVES SHALL BE CONNECTED TO THE AUTOMATIC CONTROLLER WITH DIRECT BURIAL, CONVENTIONAL WIRING.
5. ALL PLANTER AREAS SHALL BE IRRIGATED WITH IN-LINE AND POINT SOURCE DRIP IRRIGATION.
7. IRRIGATION ZONES ARE IDENTIFIED WITH THE FOLLOWING SYMBOL:



EMITTER SCHEDULE:

PLANT SIZE	EMITTER FLOW	QTY. PER PLANT
1 GAL	2 GPH	1
5 GAL	4 GPH	1
2" CAL	6 GPH	2
TREES-STREET	.25 GPM-RWS	2
TREES-STREET	6 GPH-RISER	2
TREES-PLANTER	.04 GPM	TREE RING

WHERE MORE THAN ONE EMITTER IS REQUIRED FOR PLANT, PLACE EMITTERS ON OPPOSITE SIDES OF PLANT ROOT BALL



HYDROZONE #1

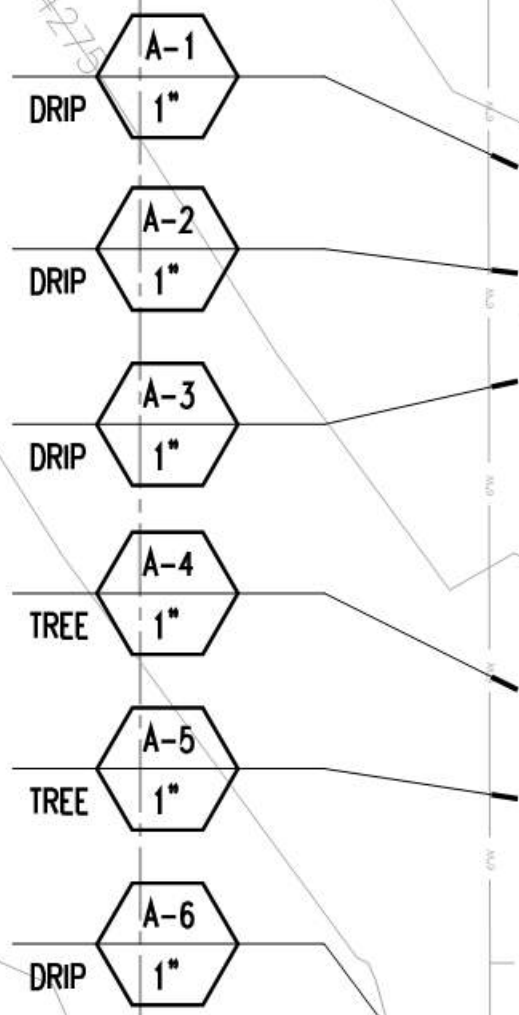
- FULL SUN/PARTIAL SHADE
- WATER WISE TREES
- TWO DRIP VALVE ASSEMBLIES (ROOT WATERING SYSTEM AND BUBBLER EMITTERS)

HYDROZONE #2

- FULL SHADE/PARTIAL SUN
- SHADE TOLERANT, WATER WISE PLANTS
- ONE DRIP VALVE ASSEMBLY
- IN-LINE DRIP IRRIGATION

HYDROZONE #3

- FULL SUN/PARTIAL SHADE
- WATER WISE TREES & PLANTS
- ONE DRIP VALVE ASSEMBLY FOR TREES AND PLANTS
- IN-LINE DRIP IRRIGATION



HYDROZONE #4

- FULL SUN/PARTIAL SHADE
- WATER WISE PLANTS
- ONE DRIP VALVE ASSEMBLY FOR PLANTS
- IN-LINE DRIP IRRIGATION

HYDROZONE #5

- FULL SUN/PARTIAL SHADE
- WATER WISE PLANTS
- ONE DRIP VALVE ASSEMBLY FOR PLANTS
- POINT SOURCE IRRIGATION

HYDROZONE #6

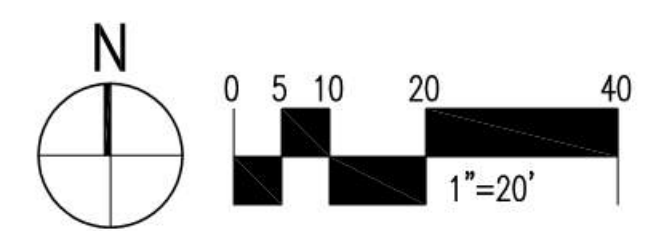
- FULL SUN/ PARTIAL SHADE
- WATER WISE PLANTS
- ONE DRIP VALVE ASSEMBLY FOR TREES AND PLANTS
- IN-LINE DRIP IRRIGATION

HYDROZONE #7

- FULL SUN/PARTIAL SHADE
- WATER WISE PLANTS
- ONE DRIP VALVE ASSEMBLY FOR PLANTS
- POINT SOURCE IRRIGATION

HYDROZONE #8

- FULL SHADE/PARTIAL SUN
- WATER WISE PLANTS
- ONE DRIP VALVE ASSEMBLY FOR PLANTS
- POINT SOURCE IRRIGATION



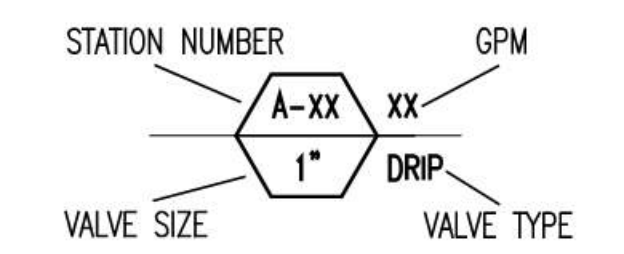


- HYDROZONE #7**
- FULL SUN/PARTIAL SHADE
 - WATER WISE PLANTS
 - ONE DRIP VALVE ASSEMBLY FOR PLANTS
 - POINT SOURCE IRRIGATION

- HYDROZONE #8**
- FULL SUN/PARTIAL SHADE
 - WATER WISE PLANTS
 - ONE DRIP VALVE ASSEMBLY FOR PLANTS
 - POINT SOURCE IRRIGATION

IRRIGATION GENERAL NOTES:

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4. ALL PLANTER AREAS SHALL BE IRRIGATED WITH IN-LINE AND POINT SOURCE DRIP IRRIGATION.
5. IRRIGATION ZONES ARE IDENTIFIED WITH THE FOLLOWING SYMBOL:



EMITTER SCHEDULE:

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2" CAL	6 GPH	2
TREES-STREET	.25 GPM-RWS	2
TREES-STREET	6 GPH-RISER	2
TREES-PLANTER	.04 GPM	TREE RING

WHERE MORE THAN ONE EMITTER IS REQUIRED FOR PLANT, PLACE EMITTERS ON OPPOSITE SIDES OF PLANT ROOT BALL



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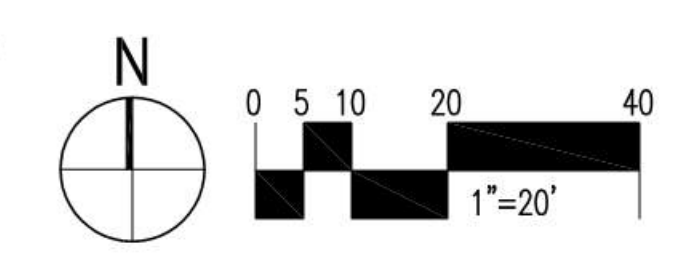


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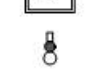


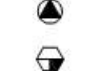


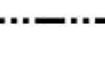




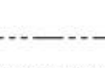
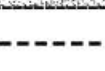
















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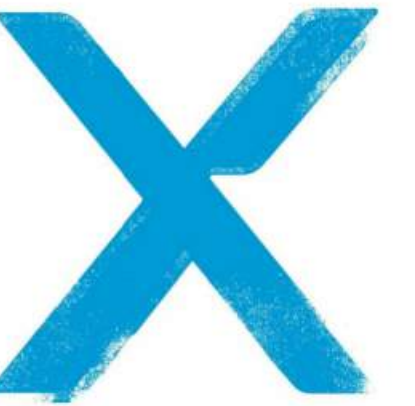
IRRIGATION PLAN



LI102

IRRIGATION LEGEND

SYMBOL	MANUFACTURER	MODEL #	DESCRIPTION	RADIUS	P.S.I.	G.P.M.	DETAIL #
	HUNTER	PLD-04-12	TREE RING FOR EXISTING TREES - IN-LINE, PRESSURE COMPENSATING DRIP TUBING	25	NA	-	-
	HUNTER	RZWS-18-25-CV	ROOT ZONE WATERING SYSTEM	25	.25	-	-
			POINT OF CONNECTION				-
	MUELLER	MARK II ORISEAL H-10284	CURB VALVE (STOP AND WASTE)				-
	FEBCO	825YA	BACKFLOW PREVENTION DEVICE				-
	STRONGBOX	SBBC-22AL	ALUMINUM BACKFLOW ENCLOSURE				-
	STRONGBOX	PBB-15	POLAR BARRIER LOCKING INSULATED COVER				-
	GRISWOLD	2160-K	NORMALLY OPEN MASTER VALVE WITH SOLENOID (CONNECTION TO CONTROLLER WITH PAIGE SHIELDED WIRE IN SEPARATE CONDUIT)				-
	CST	FSI-T15-000	TEE TYPE PVC FLOW SENSOR				-
	HUNTER	HQ-44LRC	QUICK COUPLER VALVE				-
	NIBCO	T-580-A	BRASS BALL VALVE (MAIN LINE ISOLATION)				-
	NIBCO	T-FP-600A	BRASS BALL VALVE (VALVE MANIFOLDS)				-
	MUELLER	MARK II ORISEAL	3/4" MANUAL DRAIN BALL VALVE				-
	HUNTER	ACC-1200-SS	12-42 STATION CONTROLLER WITH SENSOR CAPABILITY				-
	HUNTER	SOLAR-SYNC-SEN	ET SENSOR, RAIN AND FREEZE SHUTOFF SENSOR				-
	HUNTER	ICV-151G	ELECTRIC CONTROL VALVE (SPRAY ZONES)				-
	HUNTER	ICZ-101-40	ELECTRIC CONTROL VALVE, DRIP ASSEMBLY (DRIP ZONES)				-
	CARSON	910	10" ROUND VALVE BOX (PULL BOX, SPARE WIRES)				-
	CARSON	910	10" ROUND VALVE BOX (CONTROLLER GROUND ROD)				-
	API/JAIN	APV1	AIR/VACUUM RELIEF VALVE				-
	HUNTER	PLD-BV	MANUAL SHUT OFF VALVE FLUSH ASSEMBLY				-
	NIBCO	4660-T	3/4" FLUSH VALVE ASSEMBLY				-
	SPEARS	PVC SCH 40	3/4" SLIP X SLIP COUPLER OR ELL				-
	SPEARS	PVC SCH 40	3/4" SLIP X SLIP X SLIP TEE				-
	SPEARS	PVC SCH 40	3/4" SLIP X FIPT ELL (FOR DRIP TUBING ADAPTER)				-
	HUNTER	PLD-06	17mm BLANK DRIP TUBING FOR POINT SOURCE EMITTERS				-
	HUNTER	PLD-XXX	17MM DRIP TUBING FITTINGS				-
	HUNTER	HE-XX-B	BARBED POINT SOURCE EMITTERS (SEE EMITTER SCHEDULE)				-
	RAINBIRD	XQ-100	1/4" DISTRIBUTION TUBING				-
	RAINBIRD	TS-025	UNIVERSAL 1/4" TUBING STAKE				-
	RAINBIRD	DBC-025	DIFFUSER BUG CAP				-
	HUNTER	IPS-050	1/2" FLEXIBLE PVC RISER FOR TREES IN GRATES				-
	HUNTER	IH-12-60-CV	FLEXIBLE PVC RISER WITH 6.0 GPH NOZZLE/CHECK VALVE				-
	SEE SPECS	PVC SCH40	NON-PRESSURE LATERAL LINE				-
	SEE SPECS	PVC SCH40	PRESSURE SUPPLY LINE				-
	SEE SPECS	TYPE L COPPER	NON-PRESSURE LATERAL LINE				-
	SEE SPECS	PVC SCH40	IRRIGATION SLEEVE (SEE SPECS FOR SIZE)				-
	SEE SPECS	PVC SCH40	GREY CONDUIT FOR WIRE (SEE SPECS FOR SIZE)				-



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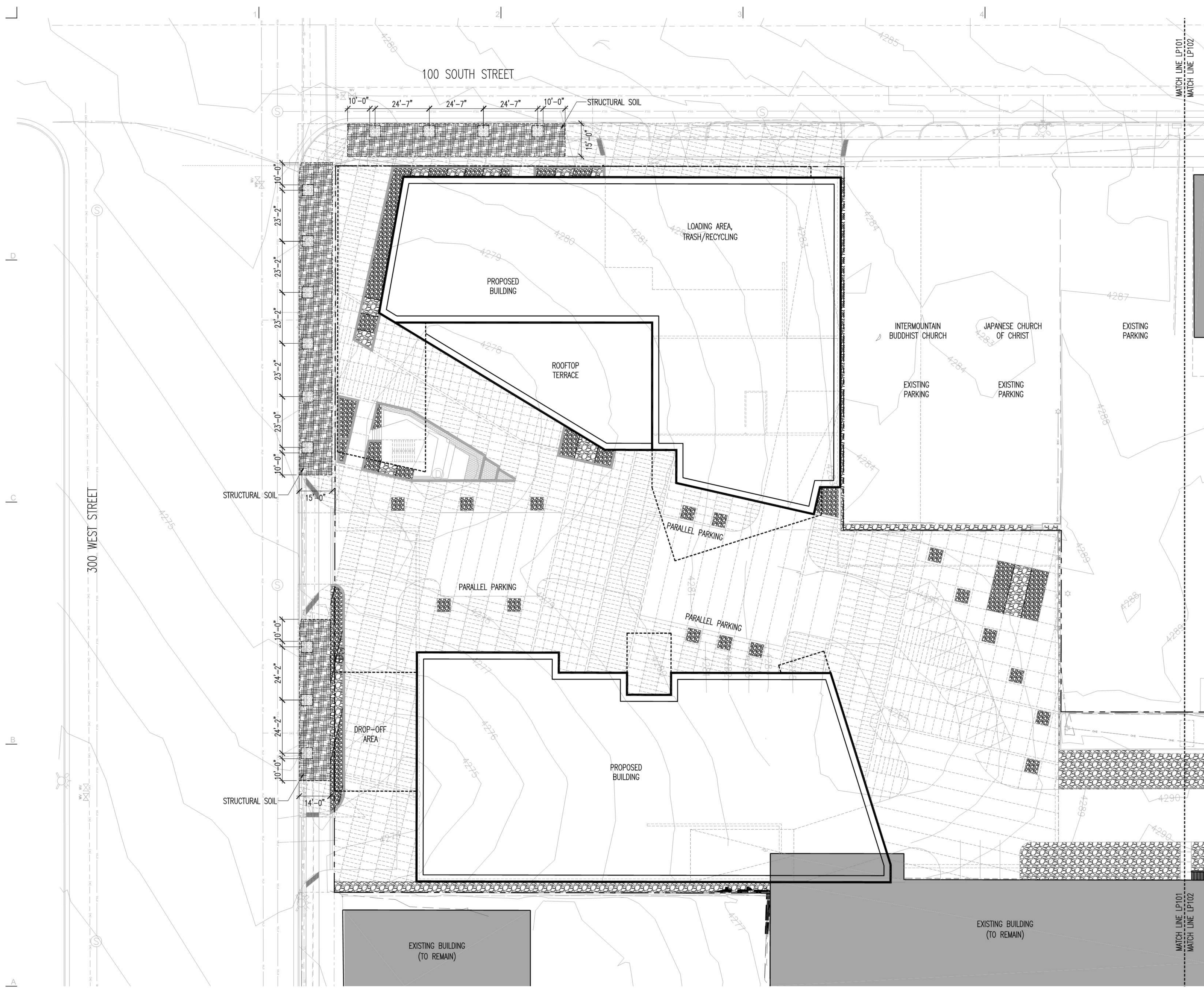
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CHECKED BY: AKC
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IRRIGATION LEGEND

LI601



PLANTING PLAN GROUND PLANE GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR COMPARING THE EXISTING AND NEW SITE CONDITIONS WITH THE GROUND PLANE PLAN PRIOR TO BEGINNING WORK AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE GROUND PLANE PLAN. IN THE EVENT THE CONTRACTOR FAILS TO COMPARE EXISTING AND NEW SITE CONDITIONS WITH THE GROUND PLANE PLAN PRIOR TO BEGINNING WORK, AND/OR FAILS TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN WRITING PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REQUIRED ALTERATIONS AND ADDITIONS TO THE GROUND PLANE PLAN, INCLUDING ADDITIONAL MATERIALS, AT NO ADDITIONAL COST TO THE OWNER.
2. QUANTITIES PROVIDED ARE FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING AND VERIFYING TOTAL QUANTITIES NECESSARY TO COMPLETE THE WORK AS INDICATED ON THE PLANS.
3. CONTRACTOR SHALL PLACE ROCK MULCH BY HAND IN ALL LANDSCAPED AREAS ADJACENT TO BUILDINGS IN ORDER TO PROTECT BUILDING SURFACES. DO NOT DUMP ROCK MULCH DIRECTLY AGAINST BUILDING SURFACES OR ON SITE IMPROVEMENTS (SIDEWALKS, DRIVEWAYS, PARKING AREAS, RETAINING WALLS) WITH MACHINES. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR REPAIRING DAMAGE TO BUILDINGS OR SITE IMPROVEMENTS CAUSED BY MACHINE USE.
4. CONCRETE MOW CURB IS LOCATED AT THE SOUTH END OF THE LINCOLN STREET PARKSTRIP, AND SHALL SEPARATE NEW PARKSTRIP LANDSCAPE IMPROVEMENTS FROM EXISTING. ALL EFFORTS SHALL BE MADE TO FORM AND INSTALL A STRAIGHT MOW CURB AT THE INDICATED LOCATION.
5. REFER TO THE PLANTING LEGEND, DETAILS, AND SPECIFICATIONS FOR MORE INFORMATION.

LEGEND:

- DECORATIVE ROCK MULCH MEXICAN BEACH PEBBLE (3" DEPTH)
- DECORATIVE ROCK MULCH FOREST CREEK (3" DEPTH)
- STRUCTURAL SOIL (36" DEPTH)
- ALUMINUM LANDSCAPE EDGING (4"x3/16")



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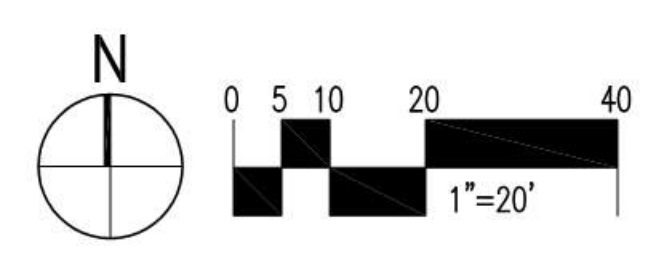


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PLANTING PLAN (GROUND PLANE)



LP101



PLANTING PLAN GROUND PLANE GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR COMPARING THE EXISTING AND NEW SITE CONDITIONS WITH THE GROUND PLANE PLAN PRIOR TO BEGINNING WORK AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE GROUND PLANE PLAN. IN THE EVENT THE CONTRACTOR FAILS TO COMPARE EXISTING AND NEW SITE CONDITIONS WITH THE GROUND PLANE PLAN PRIOR TO BEGINNING WORK, AND/OR FAILS TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN WRITING PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REQUIRED ALTERATIONS AND ADDITIONS TO THE GROUND PLANE PLAN, INCLUDING ADDITIONAL MATERIALS, AT NO ADDITIONAL COST TO THE OWNER.
2. QUANTITIES PROVIDED ARE FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING AND VERIFYING TOTAL QUANTITIES NECESSARY TO COMPLETE THE WORK AS INDICATED ON THE PLANS.
3. CONTRACTOR SHALL PLACE ROCK MULCH BY HAND IN ALL LANDSCAPED AREAS ADJACENT TO BUILDINGS IN ORDER TO PROTECT BUILDING SURFACES. DO NOT DUMP ROCK MULCH DIRECTLY AGAINST BUILDING SURFACES OR ON SITE IMPROVEMENTS (SIDEWALKS, DRIVEWAYS, PARKING AREAS, RETAINING WALLS) WITH MACHINES. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR REPAIRING DAMAGE TO BUILDINGS OR SITE IMPROVEMENTS CAUSED BY MACHINE USE.
4. CONCRETE MOW CURB IS LOCATED AT THE SOUTH END OF THE LINCOLN STREET PARKSTRIP, AND SHALL SEPARATE NEW PARKSTRIP LANDSCAPE IMPROVEMENTS FROM EXISTING. ALL EFFORTS SHALL BE MADE TO FORM AND INSTALL A STRAIGHT MOW CURB AT THE INDICATED LOCATION.
5. REFER TO THE PLANTING LEGEND, DETAILS, AND SPECIFICATIONS FOR MORE INFORMATION.

LEGEND:

- DECORATIVE ROCK MULCH MEXICAN BEACH PEBBLE (3" DEPTH)
- DECORATIVE ROCK MULCH FOREST CREEK (3" DEPTH)
- STRUCTURAL SOIL (36" DEPTH)
- ALUMINUM LANDSCAPE EDGING (4"x3/16")



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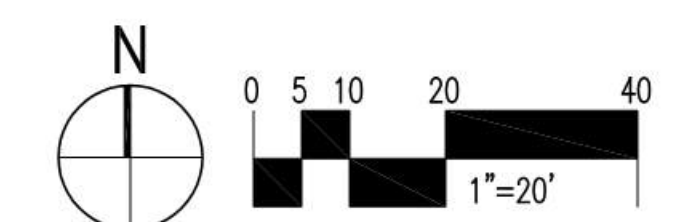


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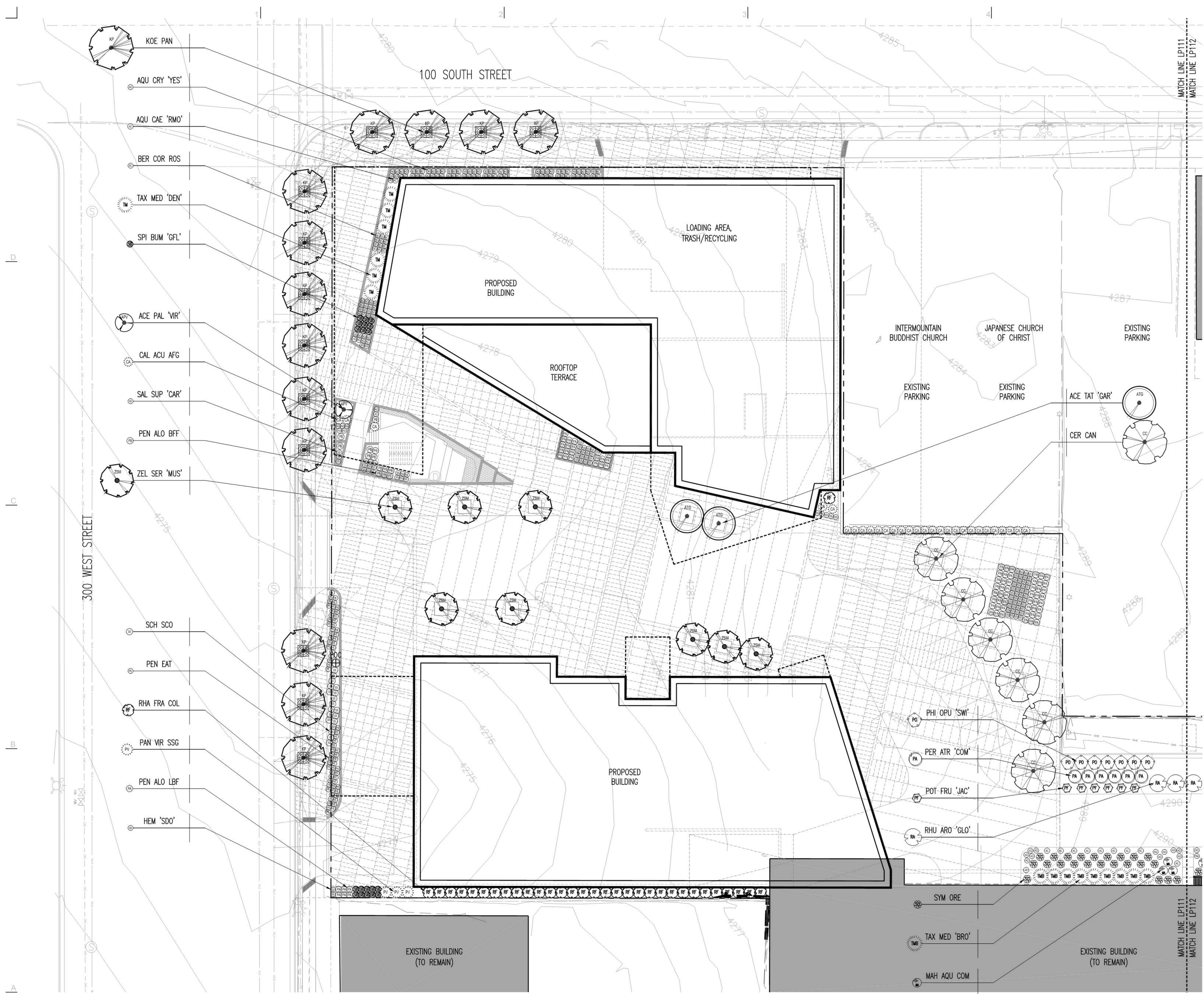
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PLANTING PLAN (GROUND PLANE)



LP102



PLANTING PLAN GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR COMPARING THE EXISTING AND NEW SITE CONDITIONS WITH THE PLANTING PLAN PRIOR TO BEGINNING WORK AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLANS. IN THE EVENT THE CONTRACTOR FAILS TO COMPARE EXISTING AND NEW SITE CONDITIONS WITH THE PLANTING PLAN PRIOR TO BEGINNING WORK, AND/OR FAILS TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN WRITING PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REQUIRED ALTERATIONS AND ADDITIONS TO THE PLANTING PLAN, INCLUDING ADDITIONAL MATERIALS, AT NO ADDITIONAL COST TO THE OWNER.
2. THE CONTRACTOR SHALL COORDINATE PLANT PLACEMENT WITH NEW IRRIGATION SYSTEM.
3. CONTRACTOR SHALL IMMEDIATELY REPAIR ANY DAMAGES CAUSED BY CONSTRUCTION OPERATIONS ON OR OFF OF THE SITE WITH NO ADDITIONAL COSTS TO THE OWNER.
4. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING AND VERIFYING THE TOTAL PLANT QUANTITIES NECESSARY TO MATCH THE SYMBOLS ON PLANS.
5. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF ANY PLANT SUBSTITUTIONS OR CHANGES TO PLANT SIZES SPECIFIED. THE LANDSCAPE ARCHITECT SHALL APPROVE SUBSTITUTIONS AND/OR SIZE CHANGES PRIOR TO PLANT INSTALLATION.
6. REFER TO PLANTING LEGEND, DETAILS, AND SPECIFICATIONS FOR MORE INFORMATION.

LANDSCAPE TABULATIONS:

• TOTAL SITE AREA*	111,252.0 SF (100.0%)
• TURF AREA:	0.0 SF (0.0%)
• IRRIGATED LANDSCAPE AREA:	8,625.0 (7.8%)
• HARDSCAPE PAVING AREA*:	54,550.0 (49.0%)
*INCLUDES PROPOSED SITE IMPROVEMENTS WITHIN PUBLIC RIGHTS-OF-WAY	
• STREET FRONTAGE: 100 SOUTH 122.57 LIN.FT. (231.07'-108.50' FOR DRIVEWAY)	
• TREES REQUIRED (1/30 FT.):	4.1
• TREES PROVIDED:	4.0
• STREET FRONTAGE: 300 WEST 274.13 LIN.FT. (330.13'-56.0' FOR DRIVEWAYS)	
• TREES REQUIRED (1/30 FT.):	9.1
• TREES PROVIDED:	9.0
• THE TOTAL PERCENTAGE OF DROUGHT TOLERANT PLANTS EQUALS 99.0%. THE MINIMUM PERCENTAGE REQUIRED EQUALS 80.0%	



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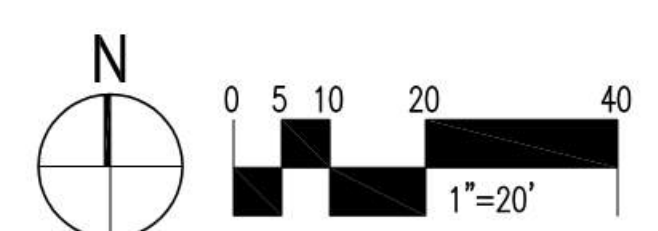
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NEXUS PROJECT #: 16063
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DATE: 01 JUNE 2017

PLANTING PLAN

LP111





- PO PHI OPU 'SWI'
- PA PER ATR 'COM'
- RA RHU ARO 'GLO'
- CA AQU CAE 'RMO'
- TM TAX MED 'BRO'
- CR AQU CRY 'YES'
- MA MAH AQU COM
- OR SYM ORE

PLANTING PLAN GENERAL NOTES:

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LANDSCAPE TABULATIONS:

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• TURF AREA:	0.0 SF (0.0%)
• IRRIGATED LANDSCAPE AREA:	8,625.0 (7.8%)
• HARDSCAPE PAVING AREA:*	54,550.0 (49.0%)
<small>*INCLUDES PROPOSED SITE IMPROVEMENTS WITHIN PUBLIC RIGHTS-OF-WAY</small>	
• STREET FRONTAGE: 100 SOUTH	122.57 LIN.FT. (231.07'-108.50' FOR DRIVEWAY)
• TREES REQUIRED (1/30 FT.):	4.1
• TREES PROVIDED:	4.0
• STREET FRONTAGE: 300 WEST	274.13 LIN.FT. (330.13'-56.0' FOR DRIVEWAYS)
• TREES REQUIRED (1/30 FT.):	9.1
• TREES PROVIDED:	9.0
• THE TOTAL PERCENTAGE OF DROUGHT TOLERANT PLANTS EQUALS 99.0%. THE MINIMUM PERCENTAGE REQUIRED EQUALS 80.0%	



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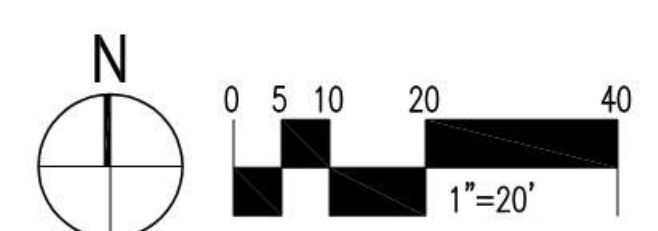


#	Date	Revision
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CITY REVIEW

NEXUS PROJECT #: 16063
CHECKED BY: AKK
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DATE: 01 JUNE 2017

PLANTING PLAN



LP112

DECIDUOUS TREES

ABBREVIATIONS	BOTANICAL NAME	COMMON NAME	ZONE	TRUNK	MATURE SIZE HEIGHT X WIDTH	INSTALLED SIZE	QUANTITY	NATIVE	WATER WISE	CROP COEFFICIENT (Kc)	DETAIL NUMBER
ACE PAL 'VIR'	Acer palmatum dissectum 'Viridis'	Viridis Laceleaf Maple	5	S	6'x8'	36"-48"	1	No	No	H	-
ACE TAT 'GAR'	Acer tatarica 'Garann'	Hot Wings™ Maple	3	S	20'x15'	2"	2	No	Yes	M	-
CER CAN	Cercis canadensis	Eastern Redbud	5	S	20'x20'	2"	6	No	Yes	M	-
KOE PAN	Koelreuteria paniculata	Goldenrain Tree	5	S	25'x20'	2"	13	No	Yes	L	-
ZEL SER 'MUS'	Zelkova serrata 'Musashino'	Musashino Zelkova	5	S	45'x15'	2"	8	No	Yes	M	-

SHRUBS

ABBREVIATIONS	BOTANICAL NAME	COMMON NAME	ZONE	TRUNK	MATURE SIZE HEIGHT X WIDTH	INSTALLED SIZE	QUANTITY	NATIVE	WATER WISE	CROP COEFFICIENT (Kc)	DETAIL NUMBER
MAH AQU COM	Mahonia aquifolium compacta	Compact Oregon Grape	4	-	3'x4'	#5 gal.	6	No	Yes	L	-
PER ATR 'COM'	Perovskia atriplicifolia	Russian Sage	4	-	4'x4'	#5 gal.	8	No	Yes	VL	-
PHY OPU 'SWI'	Physocarpus opulus 'Summer Wine'	Summer Wine Ninebark	3	-	6'x6'	#5 gal.	10	No	Yes	L	-
POT FRU 'JAC'	Potentilla fruticosa 'Jackmanii'	Jackman Shrubby Cinquefoil	2	-	4'x4'	#5 gal.	8	No	Yes	L	-
RHA FRA COL	Rhamnus frangula columnaris	Tallhedge Buckthorn	3	-	15'x5'	#5 gal.	32	No	Yes	L	-
RHU ARO 'GLO'	Rhus aromatica 'Grow Low'	Grow Low Sumac	4	-	30"x8'	#5 gal.	6	No	Yes	L	-
SPI BUM 'GFL'	Spiraea bumalda 'Goldflame'	Goldflame Spirea	3	-	3'x4'	#5 gal.	19	No	Yes	M	-
SYM ORE	Symphoricarpos oreophilus	Mountain Snowberry	3	-	4'x4'	#5 gal.	36	Yes	Yes	L	-
TAX MED 'BRO'	Taxus media 'Brownii'	Brown Yew	5	-	8'x7'	48"-60"	14	No	Yes	M	-
TAX MED 'DEN'	Taxus media 'Densiformis'	Yew	4	-	4'x6'	#5 gal.	6	No	Yes	M	-

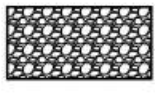


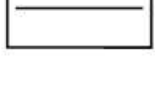


GRASSES

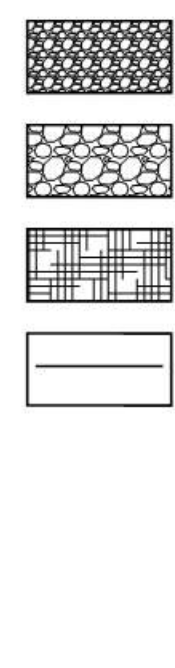
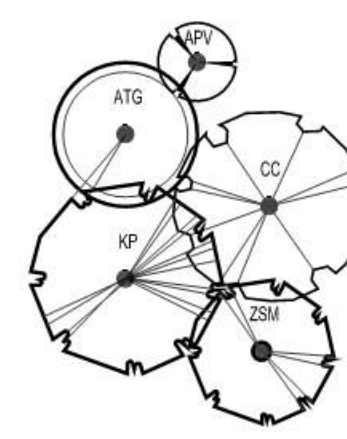
ABBREVIATIONS	BOTANICAL NAME	COMMON NAME	ZONE	SEASON	COLOR	MATURE SIZE HEIGHT X WIDTH	SIZE	QTY.	NATIVE	WATER WISE	CROP COEFFICIENT (Kc)	DETAIL NUMBER
CAL ACU AFG	Calamagrostis x acutiflora	Avalance Feather Reed Grass	4	-	-	4'x3'	#1 gal.	29	No	Yes	L	-
PAN VIR SSG	Panicum virgatum	Shenandoah Switch Grass	4	-	-	3'x4'	#1 gal.	3	No	Yes	L	-
PEN ALO LBF	Pennisetum alopecuroides 'Little Bunny'	Dwarf Fountain Grass	5	-	-	12"x12"	#1 gal.	75	No	Yes	L	-
PEN ALO BBF	Pennisetum alopecuroides 'Burgundy Bunny'	Dwarf Fountain Grass	5	-	-	12"x18"	#1 gal.	13	No	Yes	L	-
SCH SCO	Schizachyrium scoparium	Little Bluestem	3	-	-	4'x3'	#1 gal.	19	No	Yes	L	-

PERENNIALS

ABBREVIATIONS	BOTANICAL NAME	COMMON NAME	ZONE	SEASON	COLOR	HEIGHT	SIZE	QTY.	NATIVE	WATER WISE	CROP COEFFICIENT (Kc)	DETAIL NUMBER
AQU CAE 'RMO'	Aquilegia caerulea	Rocky Mountain Columbine	3	Spr.	Blue and White	18-20"	#1 gal.	49	No	Yes	M	-
AQU CRY 'YES'	Aquilegia crsantha	Yellow Star Columbine	3	Late Spr.	Yellow	24-30"	#1 gal.	60	Yes	Yes	L	-
BER COR ROS	Bergenia cordifolia	Rose Saxifraga	4	Spr.	Pink	12"	#1 gal.	40	No	Yes	M	-
HEM 'SDO'	Hemerocallis sp.	Stella d' Oro Daylily	3	Everbloom	Golden Yellow	15"	#1 gal.	2	No	Yes	L	-
PEN EAT	Penstemon eatonii	Eaton's Beard Tongue	4	Spr.	Varies	24-36"	#1 gal.	68	Yes	Yes	L	-
SAL SUP 'CAR'	Salvia superbanemorosa	Caradonna Salvia	4	E. Sum	Deep Purple	24-30"	#1 gal.	84	No	Yes	L	-

MATERIALS

PRODUCT	MANUFACTURER/SUPPLIER	SIZE	COLOR	QTY.	DESCRIPTION	DETAIL NUMBER
 DECORATIVE ROCK MULCH	STAKER PARSON LANDSCAPE SUPPLY	2"-3"	MOUNTAIN SHADOW PEPPLE	2,415 SQ.FT. 22 CU. YDS.	BLUISH-GRAY ROUNDED ROCK WITH VEINS OF WHITE TONES	-
 DECORATIVE ROCK MULCH	WEDOROX	2"-5"	FOREST CREEK	6,210 SQ.FT. 58 CU. YDS.	COMBINATION OF CREAM, TAN, AND BROWN COBBLE WITH SHADES OF RUST AND DARK GRAY	-
 STRUCTURAL SOIL	AS APPROVED			4,310 SQ.FT. 480 CU. YDS.	STRUCTURAL SOIL FOR TREES PLANTED IN TREE GRATES WITHIN HARDSCAPED AREAS	-
 LANDSCAPE EDGING	PERMALOC	4"x3/16"	MILL	210 L.F.	4" ALUMINIUM "L" SHAPED PERMASTRIP LANDSCAPE EDGING	-
 ROOT BARRIER FABRIC	TYPAR (800) 541-5519	24"x100'	YELLOW	FIELD VERIFY	BIOBARRIER ROOT CONTROL SYSTEM FOR ALL TREES PLANTED WITHIN 4' OF HARDSCAPES	-
 WEED BARRIER FABRIC	DeWITT (800) 541-5519	6'x250'	BLACK	8,625 SQ.FT.	5 OZ. WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC	-



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PLANTING LEGEND

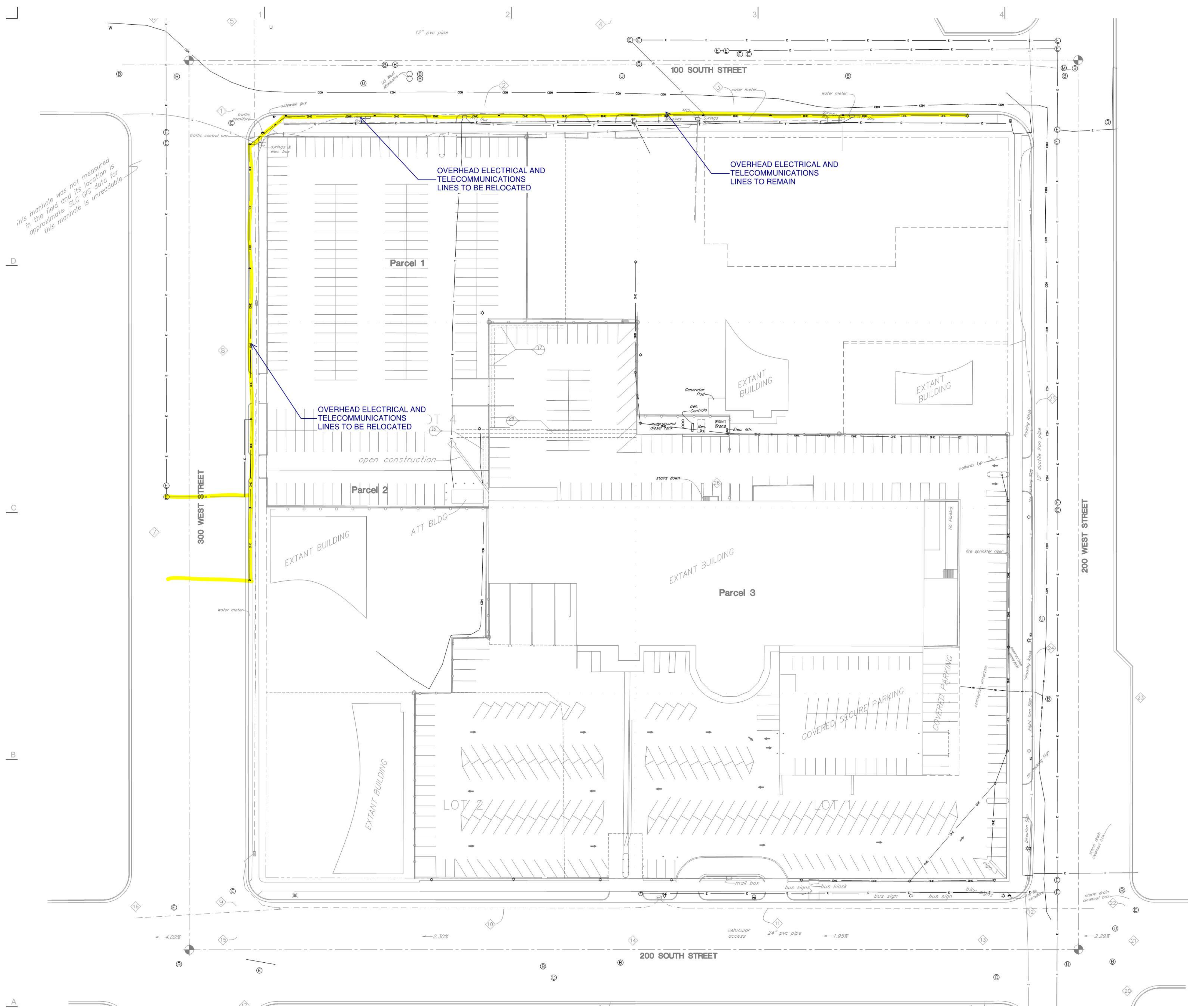
LP601

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SITE
ELECTRICAL
DEMOLITION
PLAN

ES101



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GGLO DESIGN

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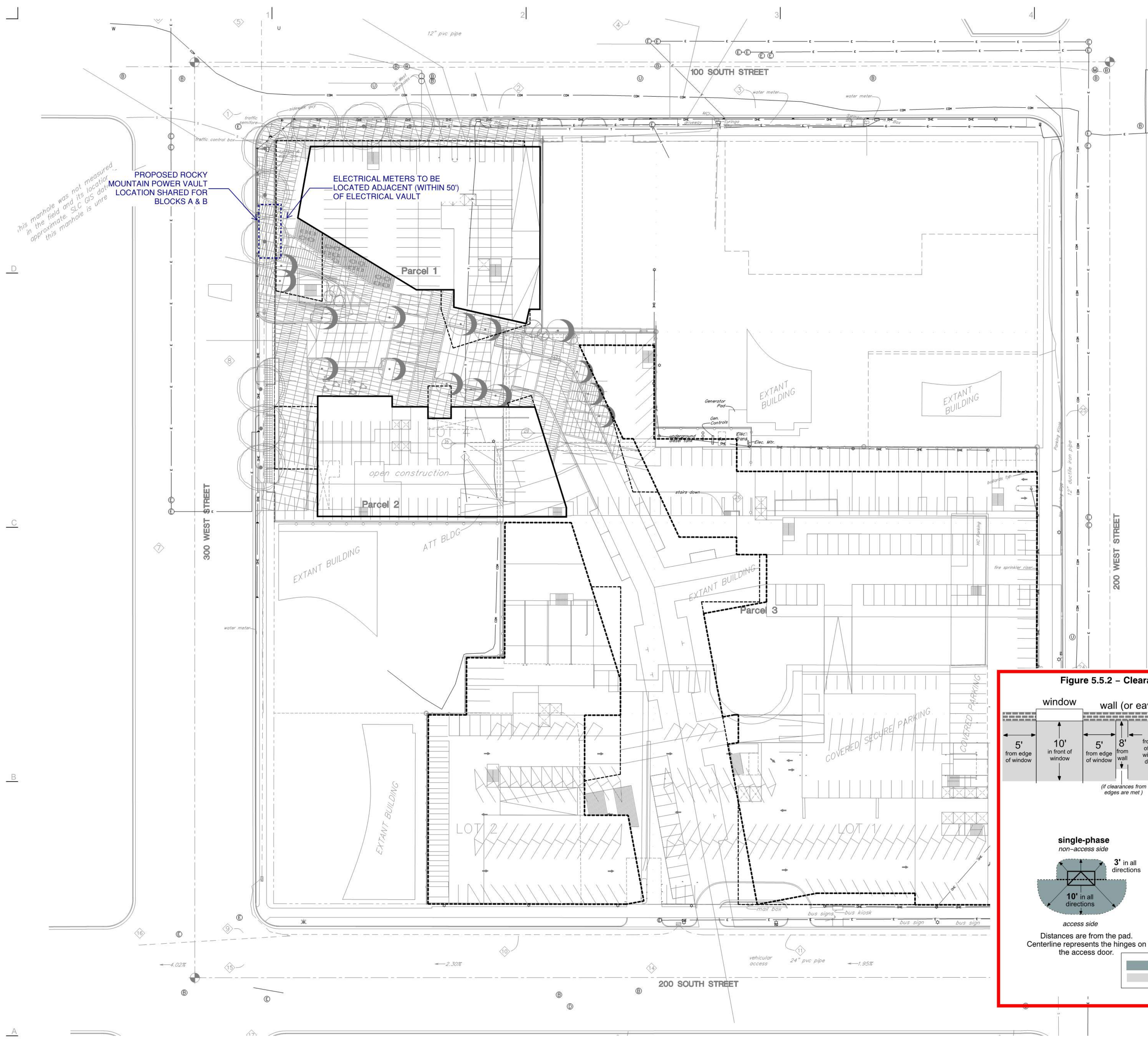
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SITE
ELECTRICAL
PLAN

ES102



This manhole was not measured in the field and its location approximate. SLC GIS data for this manhole is unreliable.

PROPOSED ROCKY MOUNTAIN POWER VAULT LOCATION SHARED FOR BLOCKS A & B

ELECTRICAL METERS TO BE LOCATED ADJACENT (WITHIN 50') OF ELECTRICAL VAULT

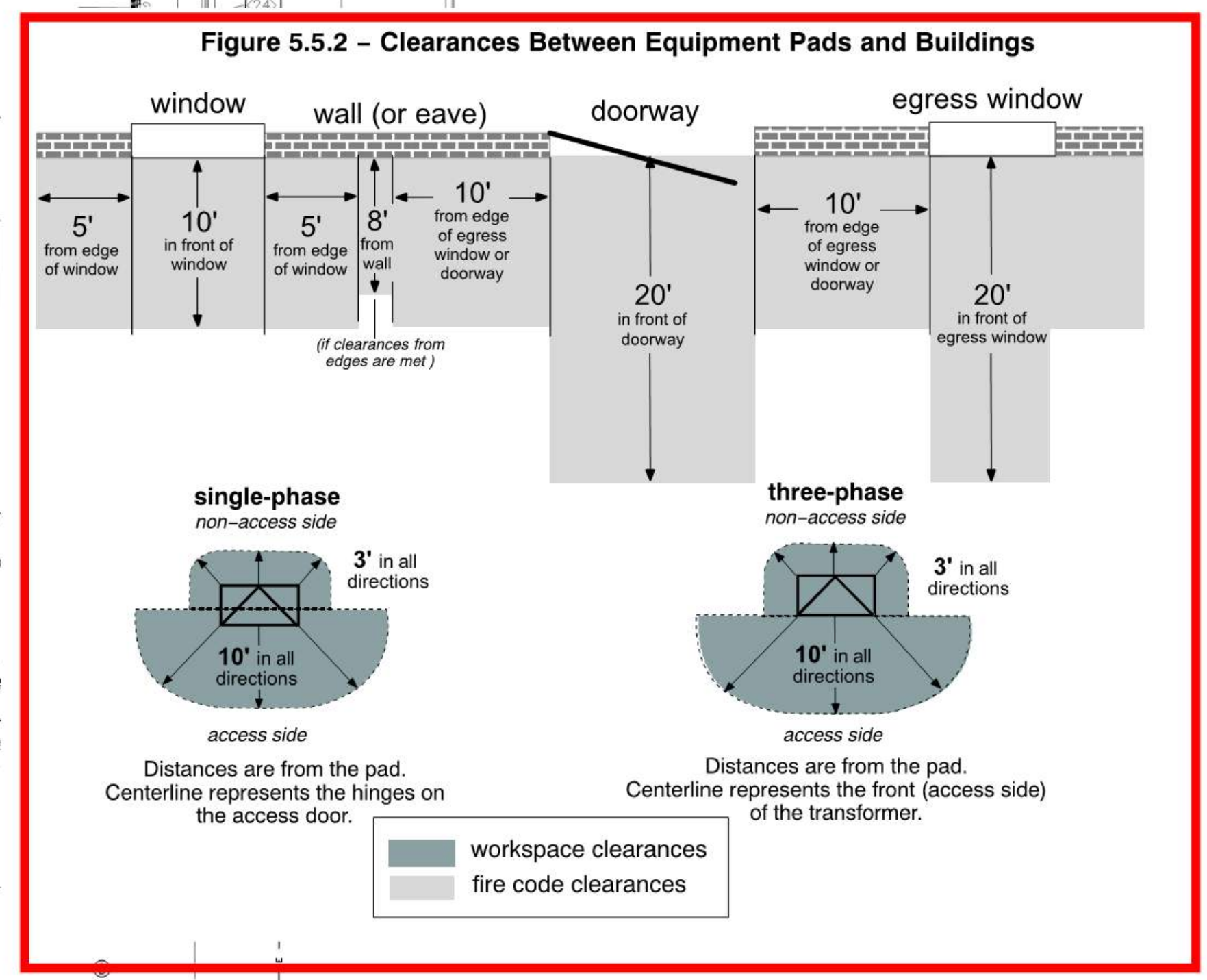
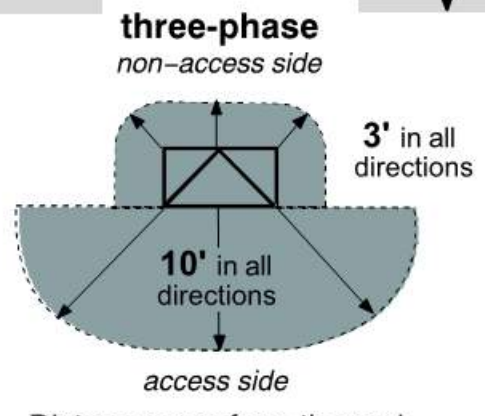
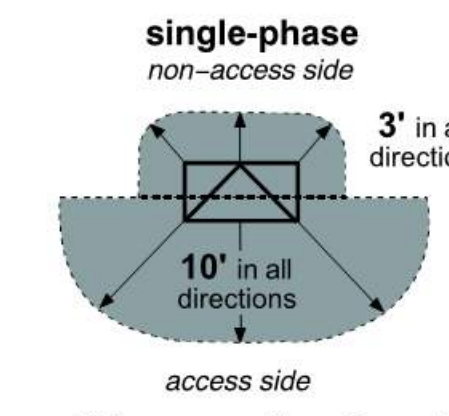
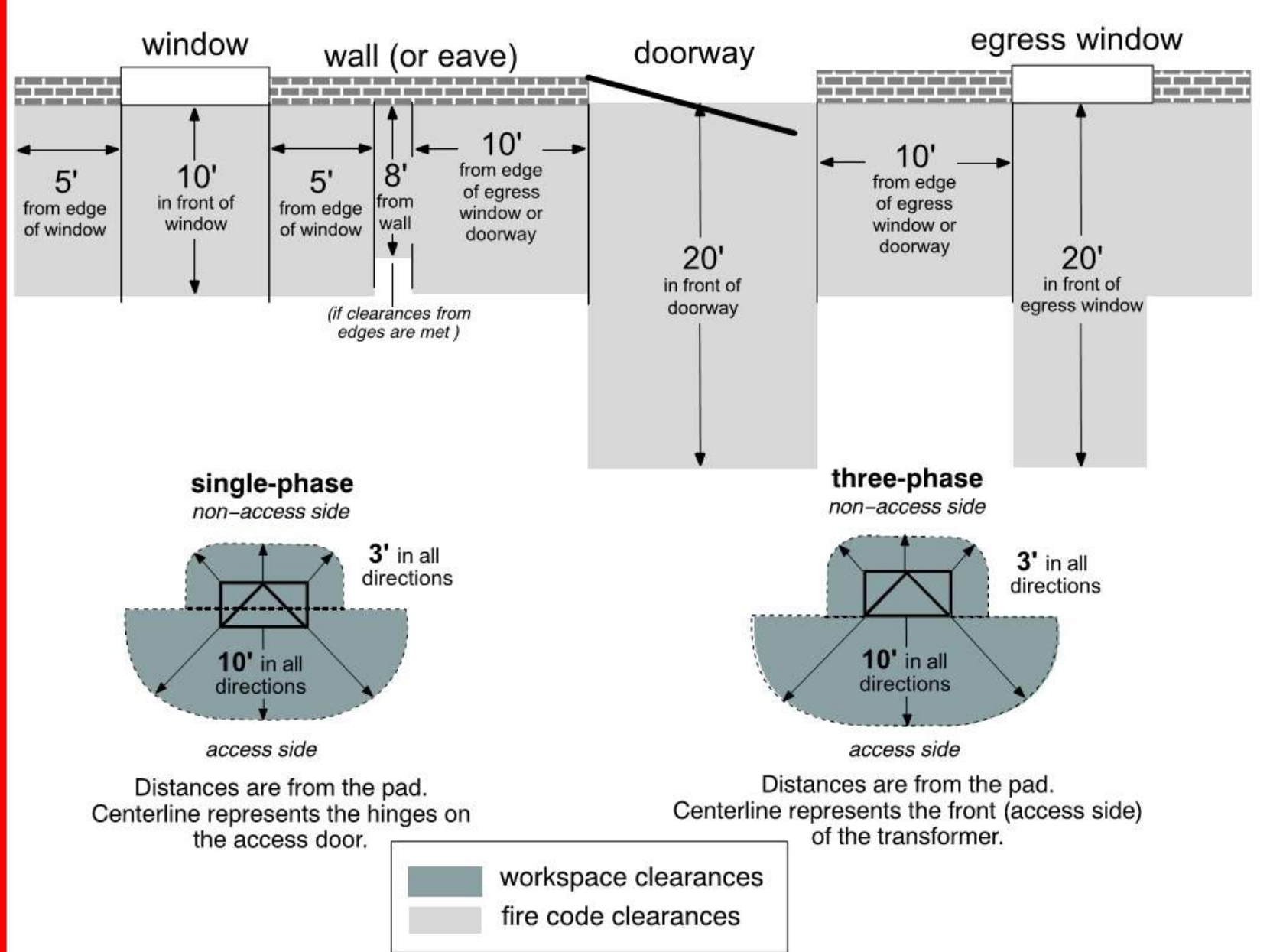


Figure 5.5.2 - Clearances Between Equipment Pads and Buildings



Distances are from the pad. Centerline represents the hinges on the access door.

Distances are from the pad. Centerline represents the front (access side) of the transformer.

workspace clearances
fire code clearances



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Zoning Adjustment Narrative

A zone amendment for parcel record #15012070260000, is being requested to change from D4 to D1. This city block of which the requested zone amendment is a part, is referenced as Block 67. The precise area is defined by the property description provided below and in the additional package included with the submission. The approximate area is illustrated below:



This area is adjacent to the Salt Palace Convention Center and proximate to the Vivint SmartHome Arena. While the convention center block is also D-4, there is ordinance language that allows for building height up to 375'. As the areas around this parcel infill and develop, there is a necessity for more urban density and building height.

This zone amendment will promote additional activation by providing rooftops, hospitality, residential and office space to an area that suffers from being at the “back” of the convention center layout. The convention center loading area and back of house programmatic functions are facing these parcels and

wrap the entire block on 2 sides, creating a physical and visual barrier between Block 67 and other points downtown. The additional building height and density for the area requested will allow this block to overcome this constraint and to serve a transition piece to the rest of downtown. This block has the potential to create synergy with the arena, the gateway and a bridge to downtown.

Legal Description for current recorded lot configuration:

BEG SE COR LOT 1, BLK 67, PLAT A, SLC, SUR; N 396 FT; W 247.5 FT; N 16.5 FT; W 82.5 FT; N 82.5 FT; W 132 FT; S 280.5 FT; W 33 FT; S 49.5 FT; W 33 FT; S 165 FT; E 528 FT TO BEG. 5445-2461 5649-2887 6101-2053

Legal description for proposed lot line adjustment:

Beginning at the Southeast Corner of Block 67, Plat "A", Salt Lake City Survey, thence North $89^{\circ}54'02''$ West 283.86 feet coincident with the south line of said Block 67; Thence North $00^{\circ}04'50''$ East 38.59 feet; Thence North $10^{\circ}46'51''$ West 238.70 feet; Thence North $24^{\circ}45'15''$ West 70.00 feet; Thence North $10^{\circ}48'36''$ West 77.60 feet; Thence South $89^{\circ}55'13''$ East 125.53 feet; Thence South $00^{\circ}04'50''$ West 16.51 feet; Thence South $89^{\circ}55'13''$ East 247.57 feet to a point on the east line of said Block 67; Thence South $00^{\circ}06'35''$ West 396.33 feet coincident with said east line to the point of beginning.

BASIS OF BEARING

(S000105"E 792.17')
(N000105"W 791.87') (Rec.)

N00°01'01"W 792.14'
660.45'

Fnd. Brass cap well monument, marked with an "S", in intersection of 100 South and 300 West Streets.

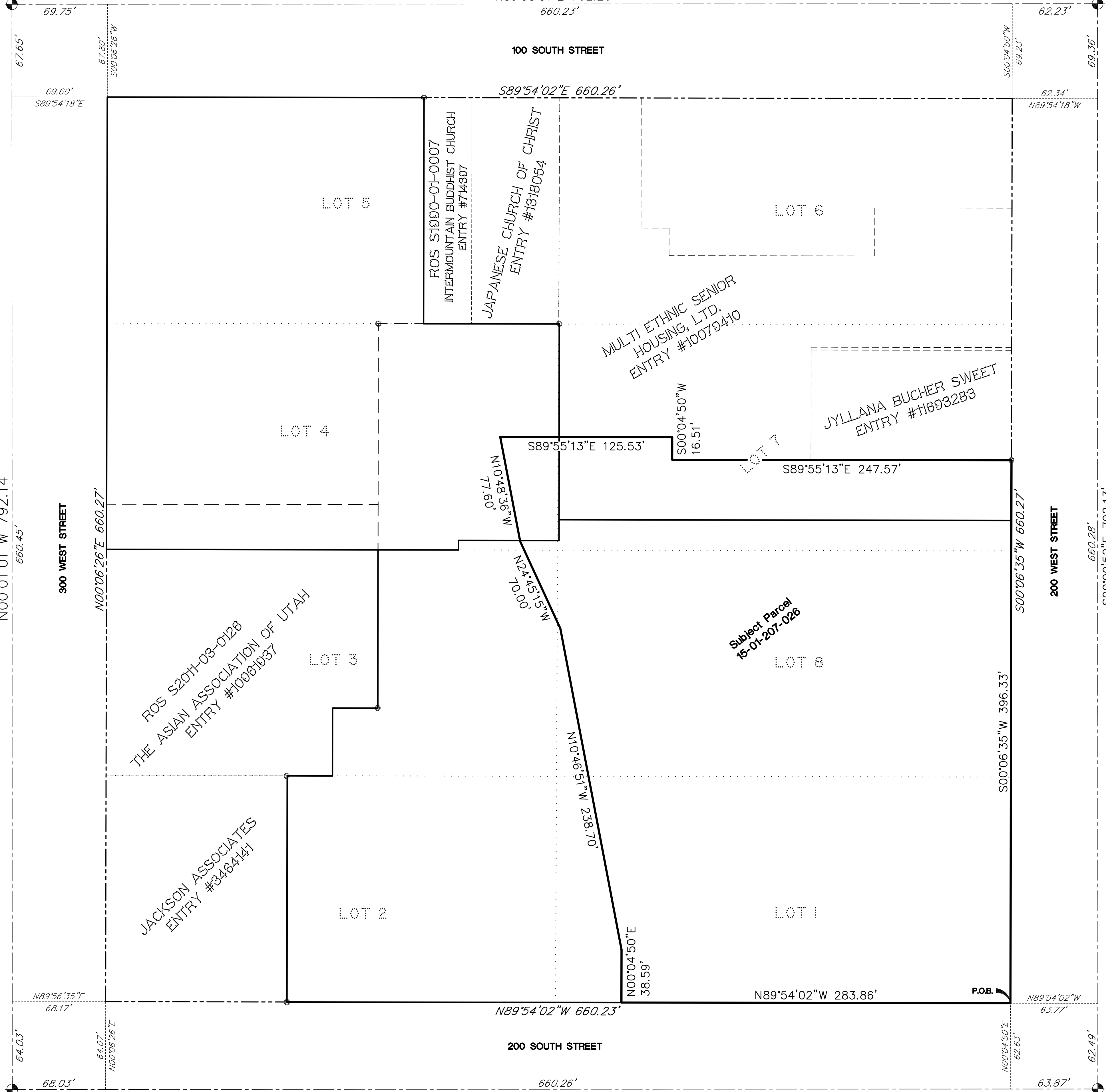
(N89°58'22"E 791.937')
(N89°58'22"E 791.94') (Rec.)
N89°58'31"E 792.20'
660.23'

Fnd. Brass cap well monument, with a "dimple" in the center, in intersection of 100 South and 200 West Streets.

Fnd. Brass pin well monument in intersection of 200 South and 300 West Streets.

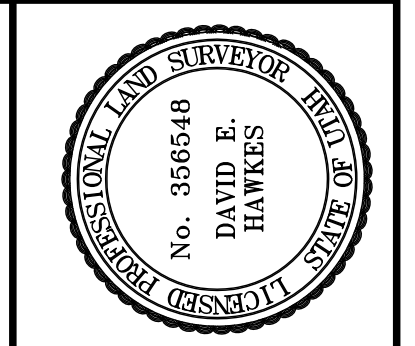
(S89°58'29"W 792.17')
(S89°58'19"W 791.942') (Rec.)
(S89°58'19"W 792.18')

Fnd. Brass cap well monument, marked with an "X", in intersection of 200 South and 200 West Streets.



DESCRIPTION:

Beginning at the Southeast Corner of Block 67, Plat "A", Salt Lake City Survey, thence North 89°54'02" West 283.86 feet coincident with the south line of said Block 67; Thence North 00°04'50" East 38.59 feet; Thence North 10°46'51" West 238.70 feet; Thence North 24°45'15" West 70.00 feet; Thence North 10°48'36" West 77.60 feet; Thence South 89°55'13" East 125.53 feet; Thence South 00°04'50" West 16.51 feet; Thence North 10°48'36" West 77.60 feet; Thence South 89°55'13" East 247.57 feet to a point on the east line of said Block 67; Thence South 00°06'35" West 396.33 feet coincident with said east line to the point of beginning.



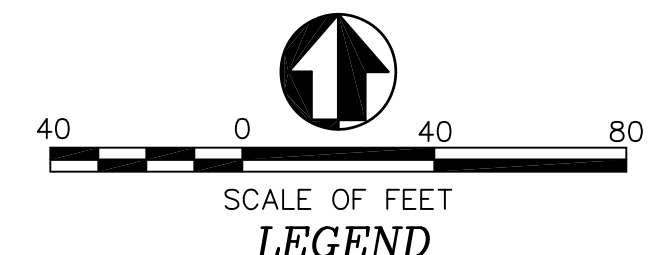
DATE: 07-09-17
SCALE: 1"=40'
PROJECT NUMBER: 1606001

ZONING CHANGE EXHIBIT OF BLOCK 67
TAX PARCELS 15-01-207-001, -002, -026
BEING A PORTION OF BLOCK 67, PLAT "A", SALT LAKE CITY SURVEY LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

Boundary Consultants
Professional Land Surveyors
1295 North 1700 West, Farr West, Utah
801-792-1569 801-690-7158 FAX

DESIGNED: DEH
DRAFTED: DEH
CHECKED: DEH

SHEET 1
OF 1



ATTACHMENT E: Public Comments