



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Kelsey Lindquist (801) 535-7930
Date: October 18, 2017
Re: PLNSUB2017-00589 & PLNSUB2017-00657 The Ruth Planned Development and Preliminary Subdivision Plat

Planned Development and Preliminary Subdivision Plat

PROPERTY ADDRESS: 813 South 300 West
PARCEL ID: 15-12-252-001-0000
MASTER PLAN: Central Community Master Plan (Central Business District Support)
ZONING DISTRICT: FB-UN2 (Form Based Urban Neighborhood)

REQUEST: CW Urban, represented by Jake Williams, has submitted a Planned Development Application and a Preliminary Subdivision Plat Application for **“the Ruth”**. **The proposal is** to redevelop the subject property located at 813 South 300 West with 17 attached single-family row houses and a commercial structure. The development is required to receive Planned Development approval, due to a lack of street frontage for six of the proposed lots, a reduction of the required lot size for a commercial storefront and a reduced side yard from **four feet (4’)** to slightly more than three feet **(3’)** on the **south** eastern portion of the development.

- a. PLNSUB2017-00589 Planned Development – A residential and commercial planned development to construct 17 single-family attached row houses and one commercial storefront.
- b. PLNSUB2017-00657 Preliminary Subdivision – A request to create eighteen parcels, with associated cross access agreements.

RECOMMENDATION: Based on the information in this staff report, Planning Staff recommends that the Planning Commission approve the proposed Planned Development and Preliminary Subdivision Plat as proposed and subject to complying with all applicable regulations and the following conditions:

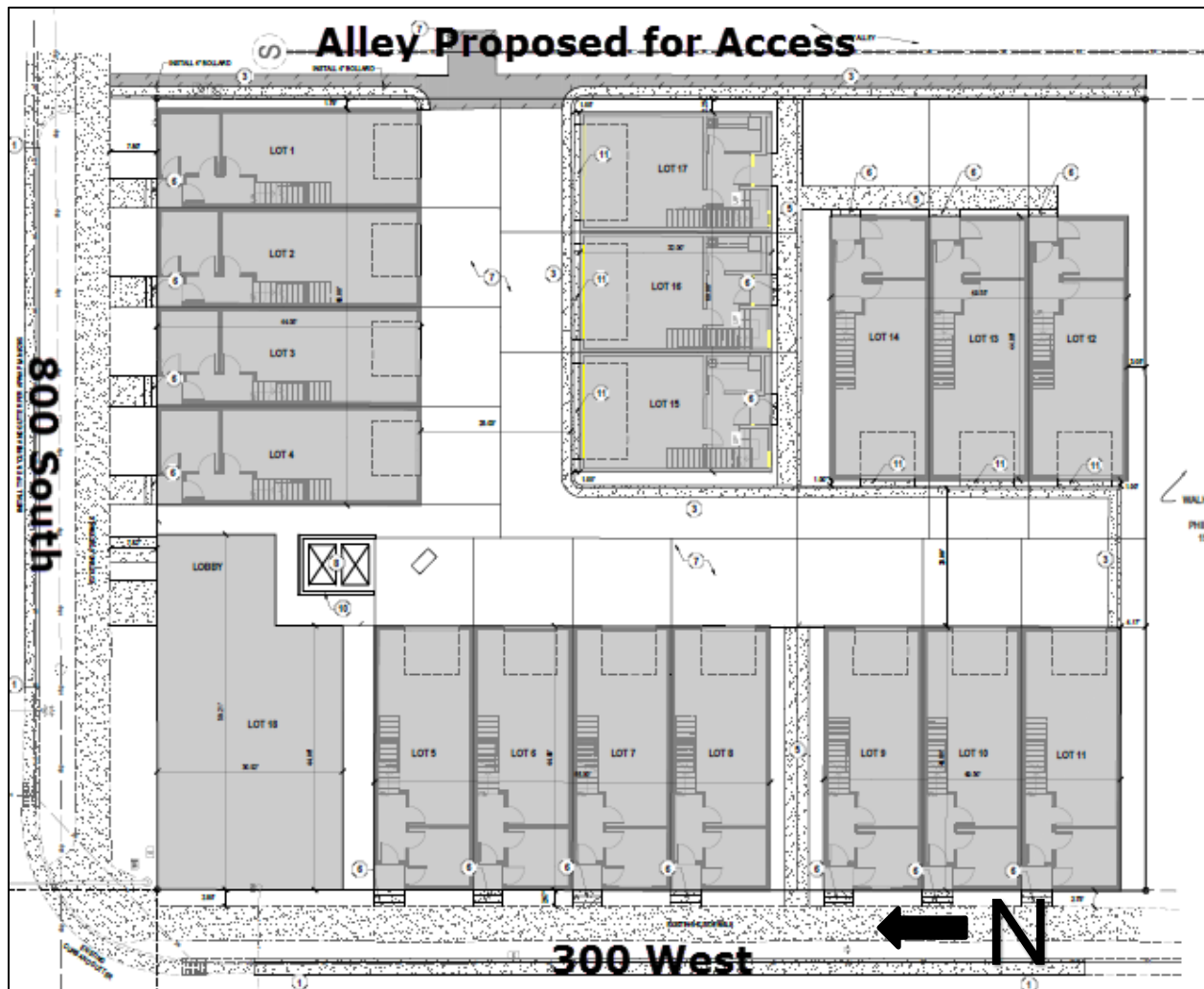
1. The applicant shall record the associated document that discloses future private infrastructure costs and shall reference said document on the plat in compliance with 21a.55.170.
2. **Final approval authority shall be delegated to the Planning Director based on the applicant’s compliance with the standards and conditions of approval noted in the staff report.**

ATTACHMENTS:

- A. Vicinity Map
- B. Site Plan
- C. Building Elevations
- D. Additional applicant Information
- E. Photos of Subject Property
- F. Existing Conditions
- G. Analysis of Standards
- H. Analysis of Subdivision Standards
- I. Public Process and Comments
- J. Dept. Comments
- K. Motions

PROJECT DESCRIPTION:

The applicant is proposing to redevelop the subject property with 17 single-family attached row houses and one commercial storefront structure. The proposed development of the subject property requires Planned Development approval because six (6) of the proposed single-family row houses do not front a public street, a reduced lot area for the proposed commercial storefront and a reduced interior side yard of one foot (1') on the southern portion of the development. The commercial structure is proposed as an anchor on 300 west and 800 south. The proposed structure will activate the corner and potentially host a mix of uses. The single-family attached row houses will be situated around the commercial corner structure and to the rear of the parcel, please reference the provided image.



The 17 single family attached row houses are defined as the following in the FB-UN2 zoning district: “A series of attached single-family dwellings that share at least one common wall with an adjacent dwelling unit. A row house contains a minimum of three (3) residential dwelling units. Each unit may be on its own lot. If possible, off street parking is accessed from an alley. Additionally, the provided commercial storefront is defined as: A commercial structure that may have multiple stories and contain a variety of commercial uses that are allowed in the district that permits this building type. All buildings, regardless of specified use, have a ground floor that looks like a storefront.”

The proposal is located within the FB-UN2 zoning district, which anticipates the proposed development, a mix of building forms, and the utilization of the established alley system for access to a site. The entire development is situated on a corner parcel and focuses all site access from the alley located to the east. The existing curb cuts along public streets will be eliminated and all access will be redirected to the alley.

Each single-family attached row house is providing two off-street tandem parking spaces. As proposed, the primary materials that will be utilized for the residential structures consist of stucco, composite wood siding and concrete skin (GFRC) and glass. The primary materials for the commercial structure consist of smooth stucco, linear cladding, GFRC and glass.

SUBDIVISION

The proposed subdivision of 18 lots and shared access will be reviewed as a Preliminary Subdivision Plat and will be subject to final subdivision approval by the City. The subject parcel is approximately .5005 of an acre (21,801 square feet) which meets the minimum total area required for the applicant to develop 17 single-family attached row houses and one commercial storefront building form in the FB-UN2 zone. The residential lots for the single-family attached row houses vary in size, however they maintain the minimum lot area required which is 1,000 square feet per building form and 1,500 lot area for a row house development. The commercial storefront lot however, is undersized. In order to anchor the corner with a vital commercial structure, the applicant is requesting a modification of the required 4,000 square feet of lot area for the storefront building. The applicant is requesting that the lot size be reduced to 2,446 square feet. For additional information on the proposed preliminary subdivision, please reference Attachment H.

KEY ISSUES:

The key issues listed below have been identified through the analysis of the project, neighbor and community input and department review comments.

1. Issue 1. Lots not fronting on a Public Street
2. Issue 2. Compatibility with Surrounding Neighborhood
3. Issue 3. Substandard Lot
4. Issue 4. Reduced Interior Side Yard

1. Issue 1. Lots not fronting on a Public Street - *Resolved*

The applicant is proposing to construct six (6) of the single-family attached row houses without street frontage, specifically lots 12-17. Due to the nature of the deep corner parcel and the anchored commercial storefront facing both 300 west and 800 south, a portion of the development does not front a public street. The zoning ordinance specifies that all lots must front a public street (21A.36.010.C), unless exempted by the Planning Commission. This is a specific requirement to ensure safe and adequate access to development. However, the FB-UN2 zoning district prefers developments to be accessed from the existing alley network system. The development includes access from the existing alley to the east for the proposed 17 single-family

attached row houses. The modification is not unusual for this zoning district and is compatible within the neighborhood and for the development.



2. Issue 2. Compatibility with Surrounding Neighborhood - Resolved

The area was rezoned in 2014, in anticipation of mixed-use, single-family attached and multi-family development. This proposal, as well as the development to the east, reflect the mix of uses and building forms desired for the FB-UN2 zoning district. The existing neighborhood has a variety of existing uses, which range from: single-family, multi-family, public lands and commercial. The surrounding neighborhood includes FB-UN1 (Form Based Urban Neighborhood), FB-UN2 (Form Based Urban Neighborhood), D-2 (Downtown Support District) and PL (Public Lands). The proposed development and modifications are compatible with the variety of land uses and established development within the neighborhood.

3. Issue 3. Substandard Lot - Resolved

In order to the construct the commercial storefront building form on the corner of 300 West and 800 South and to achieve a mix of building forms, the commercial storefront lot will need to be reduced from the required 4,000 square feet to the provided 2,446 square feet. This modification would create a substandard lot for the commercial storefront. The proposed commercial storefront is proposed to anchor and activate the corner and house a variety of uses. This modification is not anticipated to impact the abutting properties and is compatible within the neighborhood. The additional residential lots meet the minimum lot area required.

4. Issue 4. Reduced Interior Side Yard – Resolved

The proposed development includes a reduction for a portion of the southern interior side yard. The FB-UN2 zoning district requires a minimum of four feet (4') when not adjacent to FB-UN1 zoning. The applicant is proposing the southern interior side yard be reduced from four feet (4') to slightly above three feet (3.05'), towards the east. The portion of the interior side yard that is being reduced abuts an accessory structure within the rear yard of a single-family residential dwelling. The side yard then increases as it approaches the single-family residential structure. The reduction of the interior side yard setback of one foot will not detrimentally impact the abutting and adjacent properties. The reduced portion abuts a residential accessory structure and will not adversely impact the single-family residential structure.



DISCUSSION:

As discussed in Attachment G, the proposal generally meets the goals of the Central Community Master Plan and the standards for a Planned Development. The redevelopment of the subject parcel will provide a commercial corner, as well as diversity of housing stock within the Ballpark Neighborhood. The development of 17 single-family attached row houses and a corner commercial structure would not be possible without the Planned Development process.

NEXT STEPS:

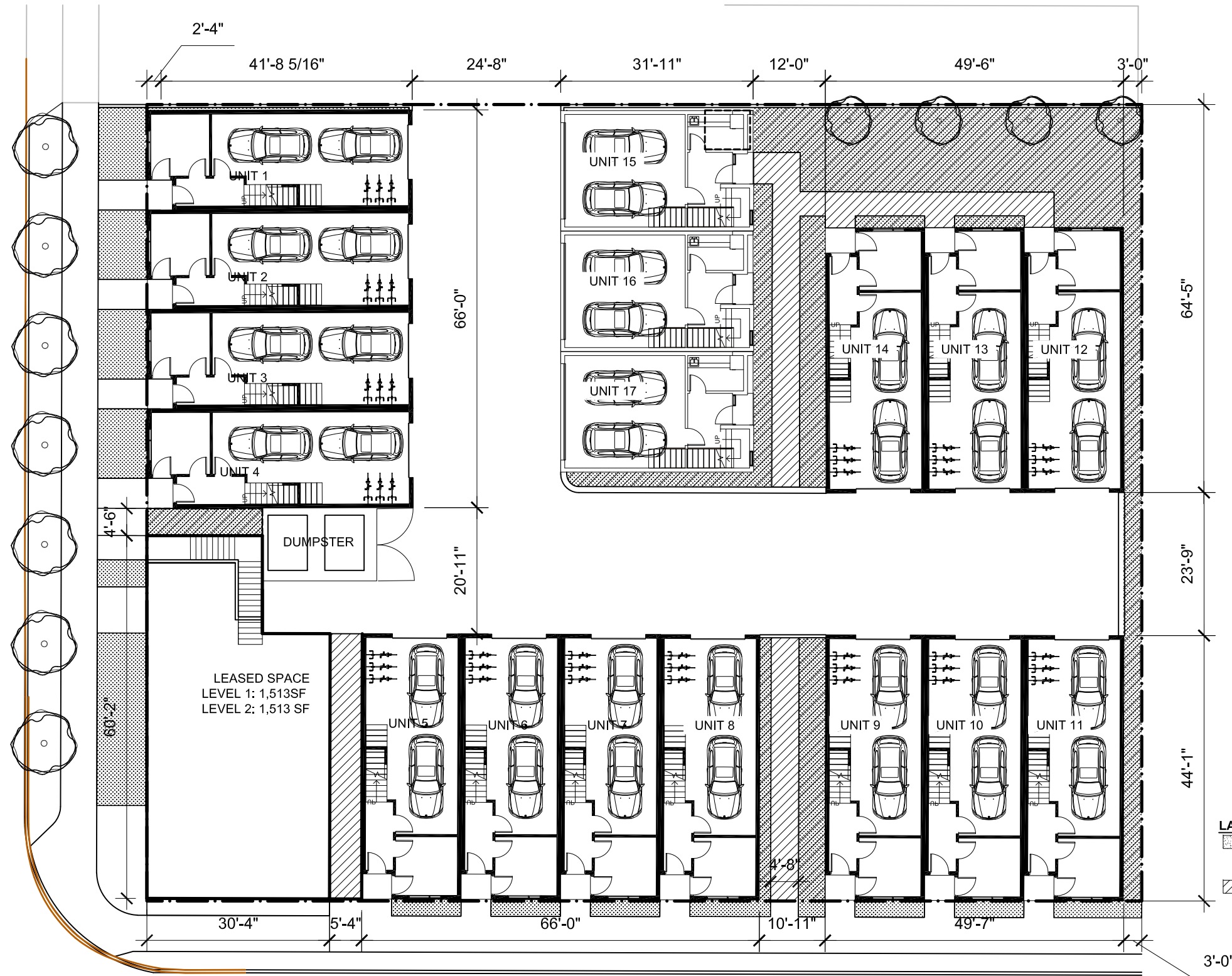
If approved, the applicant may proceed with the project and will be required to obtain all necessary permits. A final plat application will need to be submitted for approval. If denied, the applicant would not be able to redevelop the subject parcel with 17 single-family attached row houses and a commercial structure.

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: SITE PLAN

800 SOUTH



LANDSCAPE LEGEND

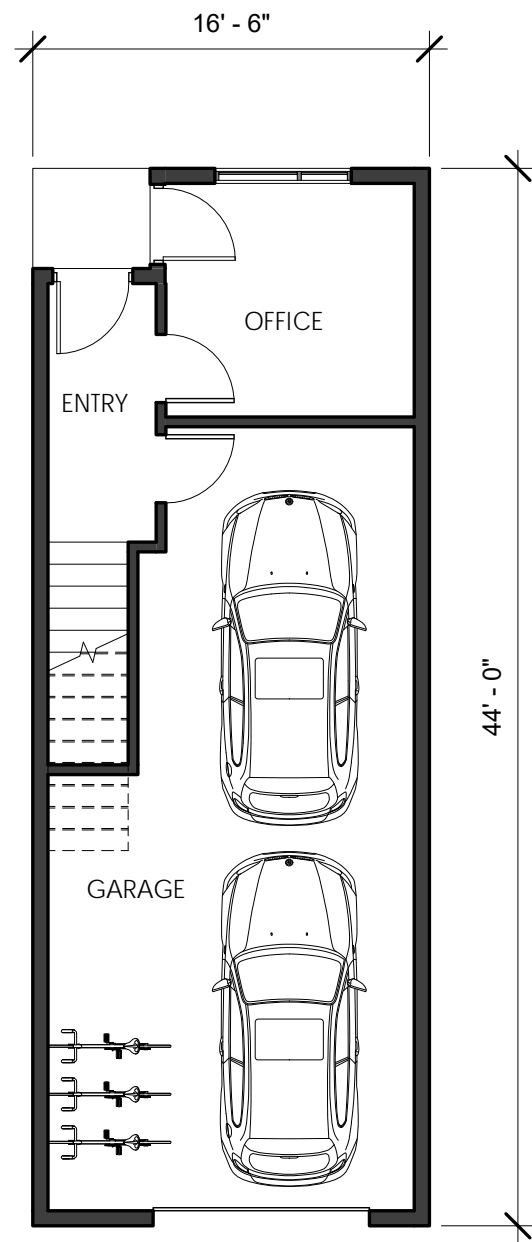
- DROUGHT TOLERANT PLANTS OR TURF GRASS
- OPEN SPACE: 3,007/21,823SF=13.7%

SITE PLAN
1"=20'-0"
NORTH

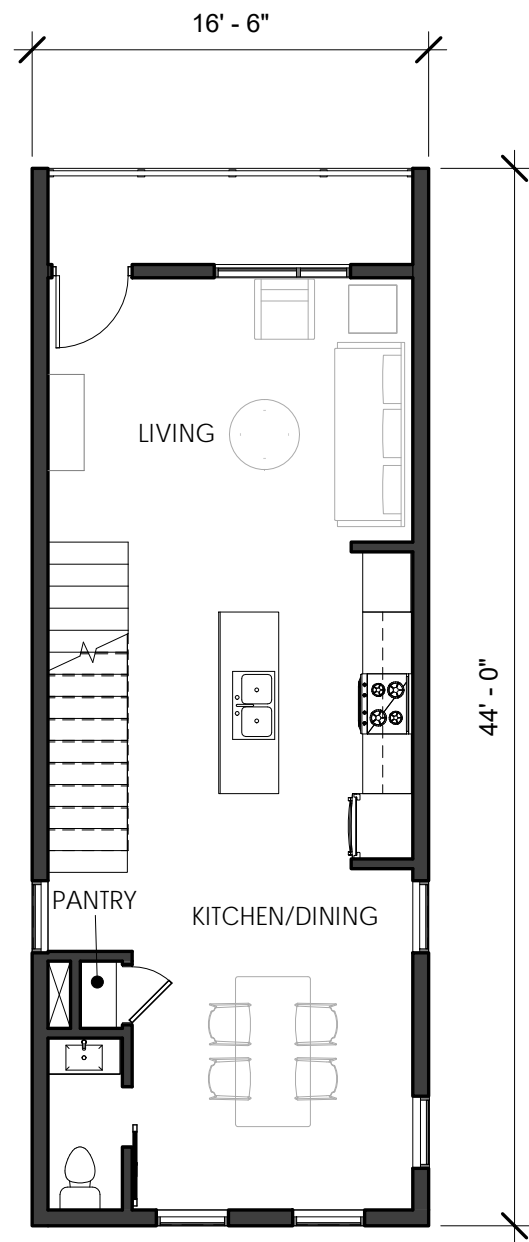
C.W. URBAN
1222 West Legacy Crossing Blvd. Ste. #6
Centerville, Utah 84014
Phone: 801-425-6520
Publish Date: 10/18/2017

THE RUTH
813 SO. 300 W. SALT LAKE CITY, UT
SALT LAKE CITY, UT
PLAN DEVELOPMENT APPLICATION 17-00657

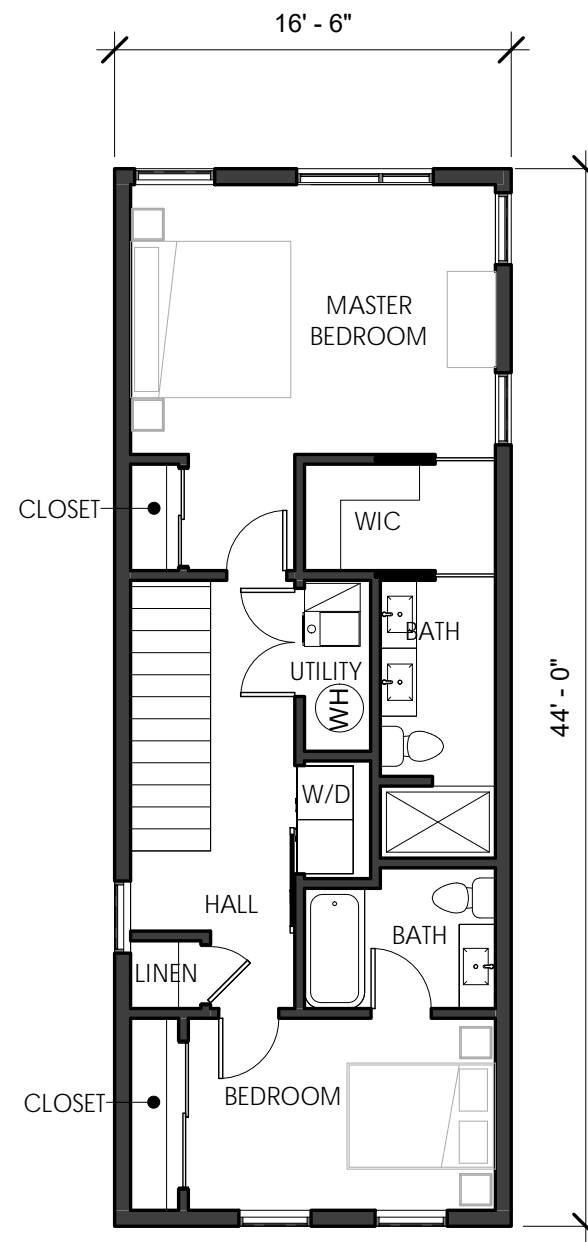
ATTACHMENT C: BUILDING ELEVATIONS



1 Level 1
1/8" = 1'-0"



2 Level 2
1/8" = 1'-0"



3 Level 3
1/8" = 1'-0"

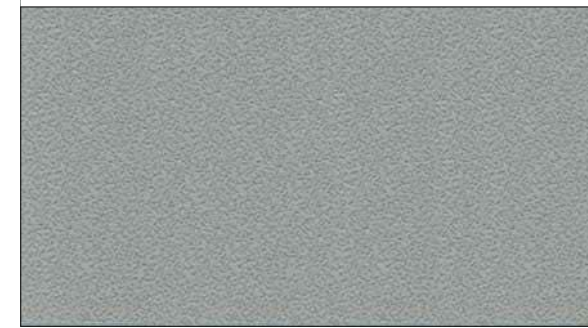
44' DEEP TOWNHOME

Level 1	
OFFICE	100 SF
ENTRY	79 SF
GARAGE	437 SF
Level 1	617 SF
Level 2	
LIVING	174 SF
KITCHEN/DINING	375 SF
PANTRY	5 SF
Level 2	554 SF
Level 3	
MASTER BEDROOM	192 SF
BATH	54 SF
BEDROOM	102 SF
HALL	111 SF
BATH	44 SF
W/D	13 SF
UTILITY	20 SF
WIC	24 SF
CLOSET	9 SF
LINEN	8 SF
CLOSET	16 SF
Level 3	593 SF
Total Area	1763 SF

FLOOR PLANS- 44'

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LIGHT GREY EIFS



VERTICAL GFRG SIDING

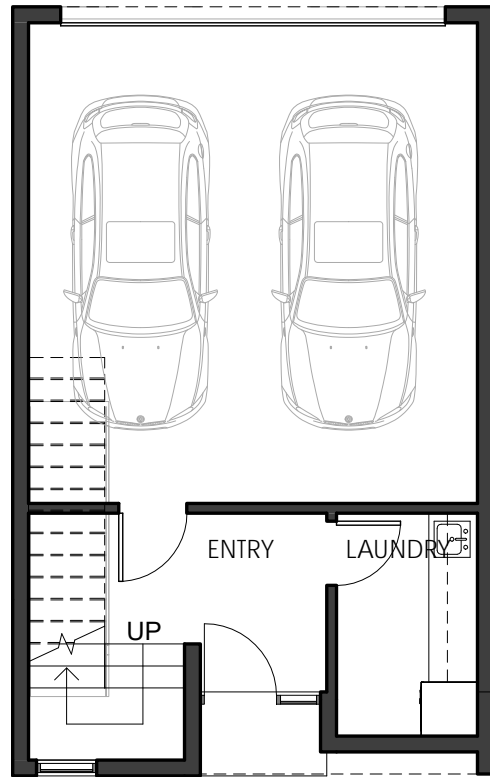


CREATIVE MINES- "BOARD FORM" GFRG TILE

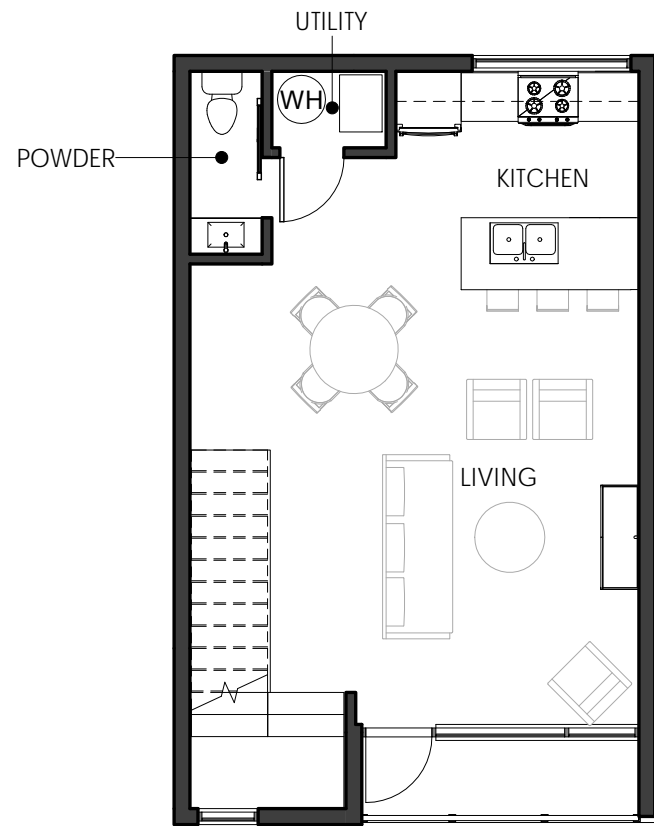
MATERIAL LEGEND
12" = 1'-0"

EXTERIOR ELEVATIONS-44'

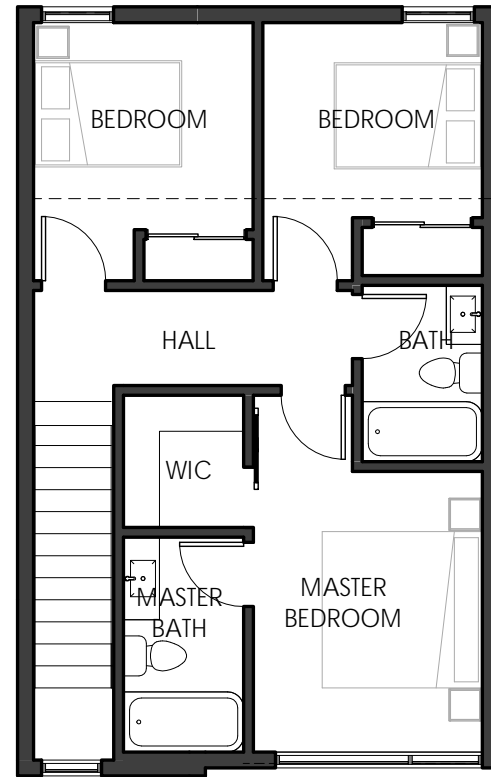
THE RUTH
813 SO. 300 W. SALT LAKE CITY, UT 84103
PLAN DEVELOPMENT APPLICATION
PLNSUB2017-00589 & PLNSUB2017-00657



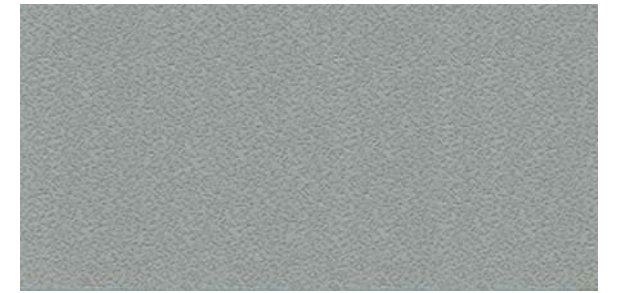
1 Level 1
1/8" = 1'-0"



2 Level 2
1/8" = 1'-0"



3 Level 3
1/8" = 1'-0"



GREY STUCCO



CEDAR OR COMPOSITE FAUX WOOD SIDING

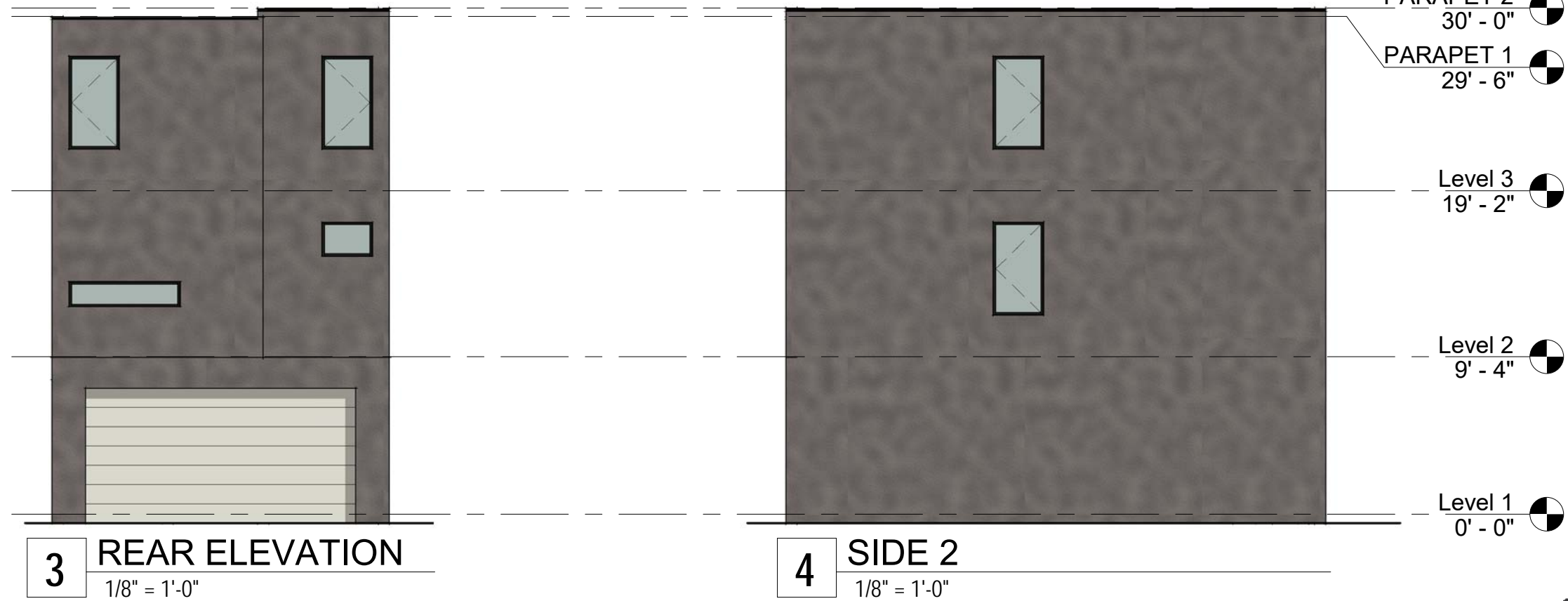
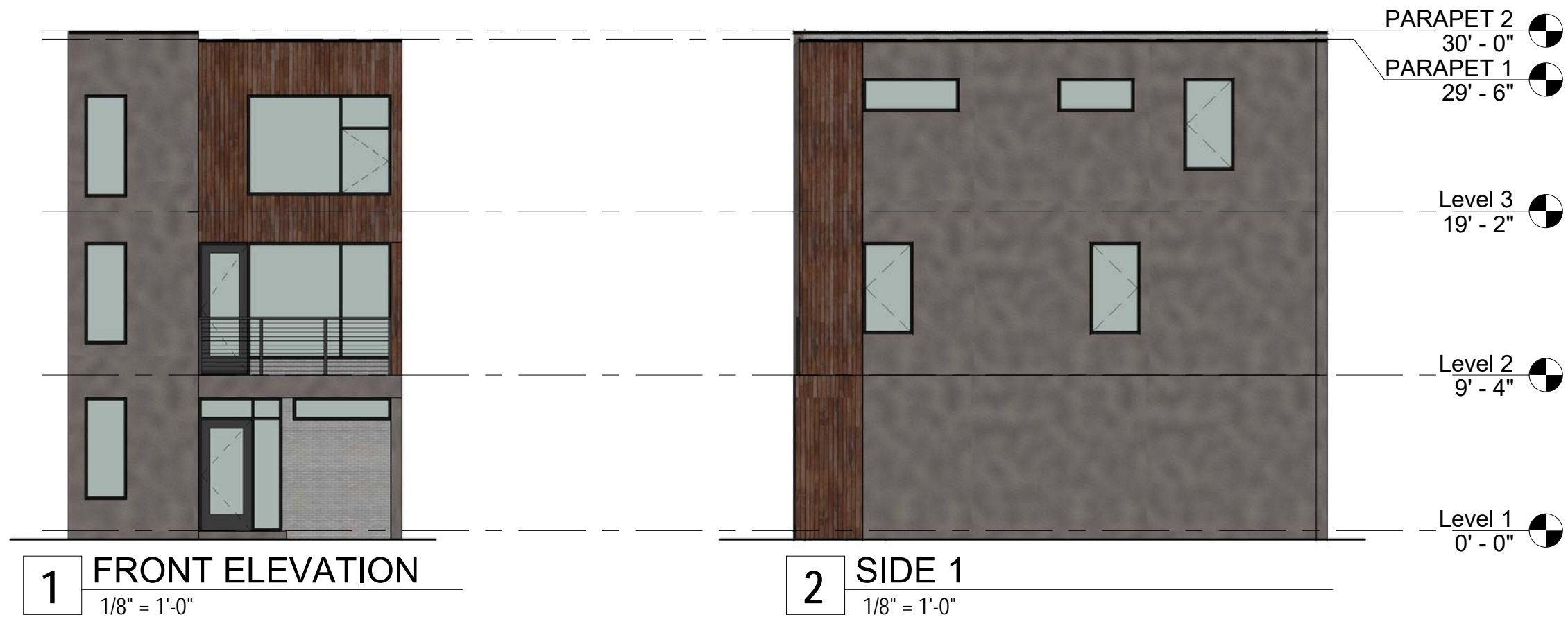


CREATIVE MINES- "BOARD FORM" GFRc TILE

Material Legend
12" = 1'-0"

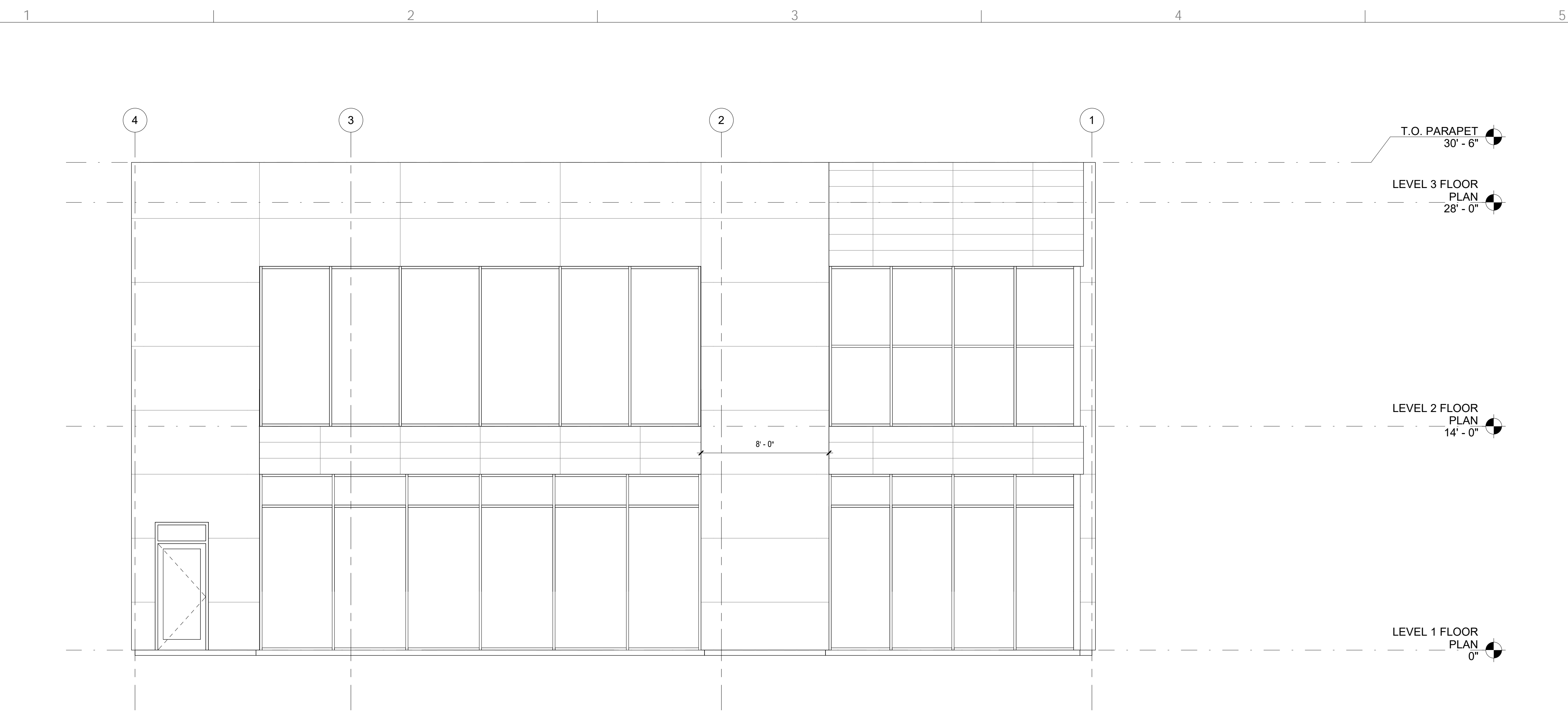
FLOOR PLANS- 3 STORY TYPICAL

THE RUTH
813 SO. 300 W. SALT LAKE CITY, UT 84103
PD APPLICATION
PLNSUB2017-00589 & PLNSUB2017-00657

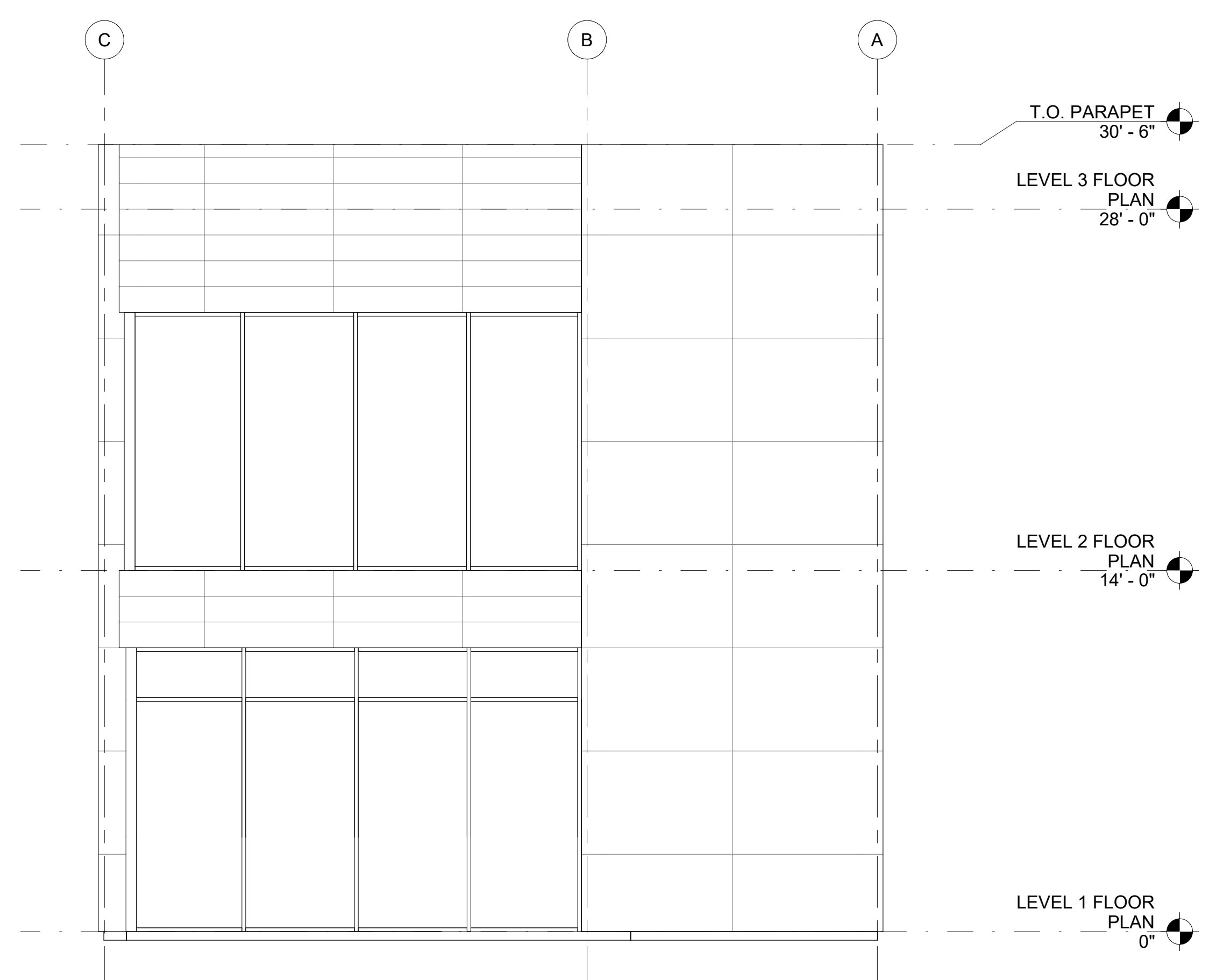


EXTERIOR ELEVATIONS TYPICAL

THE RUTH
813 SO. 300 W. SALT LAKE CITY, UT 84103
PD APPLICATION
PLNSUB2017-00589 & PLNSUB2017-00657



1 NORTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

C.W. URBAN

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PROJECT:
theRUTH COMMERCIAL BUILDING
815 SOUTH 300 WEST
SALT LAKE CITY, UT

REVISIONS:

TITLE:
EXTERIOR ELEVATIONS

SHEET:
A-201

ISSUE DATE:

SCHEMATIC DESIGN
Publish Date 10/18/2017



DEVELOPMENT PERSPECTIVE
THE RUTH

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SALT LAKE CITY, UT
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NORTH ELEVATION
 COMMERCIAL TRANSPARENCY RATIO:
 132/186sf= 70.9%



WEST ELEVATION
 COMMERCIAL TRANSPARENCY RATIO:
 257/344sf= 74.7%

THE RUTH

813 SO. 300 W. SALT LAKE CITY, UT
 SALT LAKE CITY, UT
 PLAN DEVELOPMENT APPLICATION 17-00657

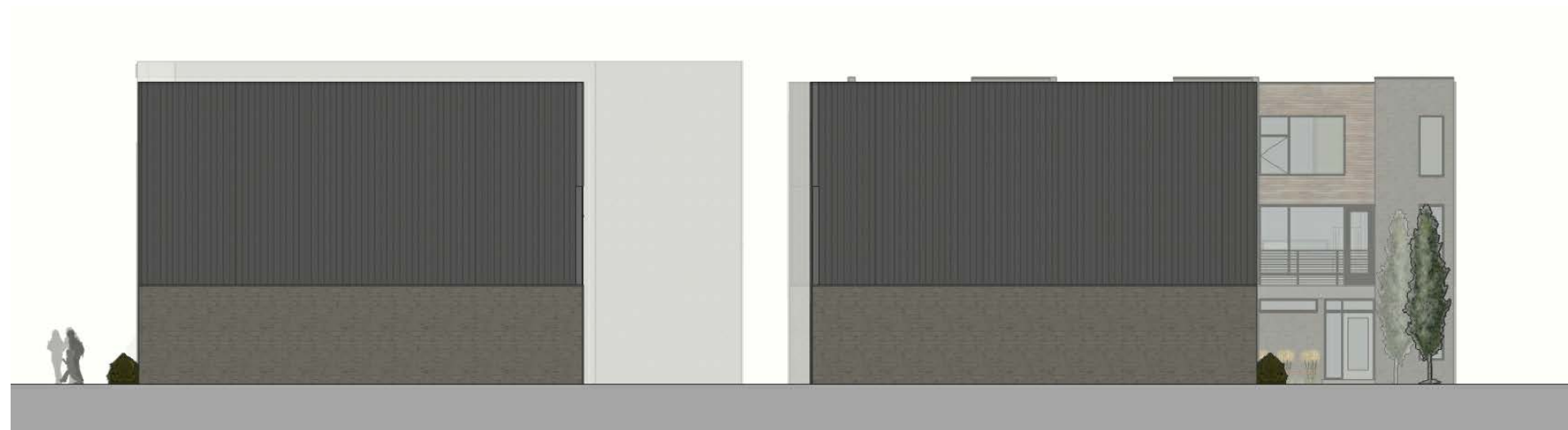
C.W.

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EAST ELEVATION



SOUTH ELEVATION

THE RUTH

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 SALT LAKE CITY, UT
 PLAN DEVELOPMENT APPLICATION
 17-00657

C.W.

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ATTACHMENT D: ADDITIONAL APPLICANT
INFORMATION **AND CIVIL DRAWINGS**

theRUTH

Planned Development Request

1. Lots smaller than 1500 square feet
2. 6 Lots without street frontage
3. One side yard reduction from 4' to just over 3'

Note: We are compliant with all other requirements of the zone and meet multiple Planned Development Objectives.

Executive Summary

The Ruth is a planned development micro-community of 17 single family Row Houses each containing 2-3 bedrooms, 2.5 bathrooms between 1500 and 1700 square feet with one 1500 sf commercial space. Units facing directly onto 300 W will have a flex space that space will have its own entry allowing it to be used as a home office, or just simply a 3rd bedroom. The commercial space will occupy the corner of the development at 300 W 800 S. The hope is to activate the corner and create a buffer between the residences and the busy 800 S street.

We fulfill the purpose of the Planned Development in multiple ways including:

- Cleaning up an environmentally contaminated site (blight/incompatible use)
- Creating thoughtfully designed architecture that engages the street and creates a pleasing environment.
- The creation of easily financed FHA townhomes (affordability)
- The creation of a viable and contributing commercial corner (public amenity)

Our goal with the Ruth was to create a development that bridged the gap between the density of a downtown multi-family building and the small lot single family homes found to the south of our property in the FB UN II zone. Our current focus as a firm is to create missing middle housing projects. With so many new units being built as multi-family rentals we believe that we are offering a great benefit to the community by providing new homeownership opportunities and expanding the diversity of housing options in Salt Lake City.

Our biggest design challenge on this project was creating a site plan that allowed us to efficiently park each unit while at the same time maintaining an inviting connection with 300 West for both the east and west units and a buffer from 800 S. The commercial corner space effectively buffers the homes from 800 S while still activating the street. We envision this commercial space being a coffee shop or restaurant which would be able to take advantage of the 7-foot buffer between in our property and the sidewalk along 800 S with outdoor dining and/or landscaping to soften and activate the projects interaction with an otherwise busy street.

Planned Development Compliance Narrative

Applicable sections of the municipal code have been copied and pasted below and applicant responses showing how the objectives were achieved are in blue text:

21A.55.010: PURPOSE STATEMENT:

A planned development is intended to encourage the efficient use of land and resources, promoting

greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible and congruous with adjacent and nearby land developments.

Through the flexibility of the planned development regulations, the city seeks to achieve any of the following specific objectives:

- A. Combination and coordination of architectural styles, building forms, building materials, and building relationships;

This objective has been fulfilled by gaining inspiration from the existing neighborhood which is reflected in our design. We chose a mix of traditional & industrial materials for this project. We chose the metal railings and board formed concrete tiles to reflect the industrial history of the central 9th neighborhood and the fiber cement siding inspired by the traditional painted siding found on the single-family homes to the south of our property. Though the shapes and finishes of our buildings are modern we used very symmetric fenestration patterns to help the new designs to feel right at home with the Victorian neighbors.

- D. Use of design, landscape, or architectural features to create a pleasing environment;

This objective has been fulfilled through a thoughtful design that engages the street while at the same time creating layers of privacy for our home owners. After considering many different floor and site plan options, we came up with the semi-private mid-block walkway which fulfills this objective by creating and inviting connection between all units and the shared open space in the rear yard. This programmed space will offer a park like setting and a place to gather and create the lasting relationships we envision for our micro-community. We also feel that the corner commercial will add to the layers of privacy and community by buffering private space from the communal space of 800 S.

- E. Inclusion of special development amenities that are in the interest of the general public;

The inclusion of the commercial corner gives our micro-community a space to reach out to the greater neighborhood and we hope the tenant we find will come from that greater community and will provide a space for gathering and relationship creation.

- F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;

We will be redeveloping and reenergizing a commercial corner that has long been forgotten. We will also be performing environmental clean-up on the site to clean up decades old contamination.

- G. Inclusion of affordable housing with market rate housing; or

Approval of this planned development means they can be sold using HUD or FHA financing with only 3.5% down. A smaller down payment requirement creates its own type of affordability and opens the buyer pool to a larger portion of the population.

21A.55.040: LIMITATION:  

No change, alteration, modification or waiver authorized by section [21A.55.030](#) of this chapter shall authorize a change in the uses permitted in any district or a modification with respect to any standard established by this chapter, or a modification with respect to any standard in a zoning district made specifically applicable to planned developments, unless such regulations expressly authorize such a change, alteration, modification or waiver. (Ord. 23-10 § 21, 2010)

We are not requiring any change in use as further covered in our Zoning Compliance Summary.

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:

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;

We comply as previously explained.

B. Master Plan And Zoning Ordinance Compliance: The proposed planned development shall be:

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

We comply with the intent of the Form Based UN II zone as covered in our Zoning Compliance Summary.

2. Allowed by the zone where the planned development will be located or by another applicable provision of this title.

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:

1. Whether the street or other means of access to the site provide the necessary ingress/egress without materially degrading the service level on such street/access or any adjacent street/access;

We comply.

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:

All parking for the homes will be self-contained and on street parking will take care of the commercial corner.

- 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;

The project's one driveway will exit onto an alley.

- 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;

There are no parking requirements for the FB UN II zone, but because each unit has a 2-car attached garage and on street parking will easily cover the small commercial space, the project is self-contained and will not adversely impact any adjacent properties.

- c. Hours of peak traffic to the proposed planned development and whether such traffic will unreasonably impair the use and enjoyment of adjacent property;

Our intensity of use is less than what is allowed in the zone and will not unreasonably impair adjacent uses.

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;

We broke up the row-homes in to smaller building groups in order to create a connection and flow between all units and in order to make the pedestrian experience more enjoyable.

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;

We have met with the city's design review team and they confirmed that sufficient sewer, water, and storm drain capacities existed. For garbage services, we are providing a central dumpster and the HOA will be managing removal. Power, telecom/internet, and gas services exist with more than sufficient capacities to serve the project.

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

We comply with this requirement.

6. Whether the intensity, size, and scale of the proposed planned development is compatible with adjacent properties.

The zoning allows for a greater intensity than we are proposing. The intensity, size and scale of the proposed plan is compatible with adjacent properties.

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;

This will all be applied to our landscape plan.

E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;

There is nothing on the existing site that falls into this category.

F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement. (Ord. 23-10 § 21, 2010)

This is all covered in the *Zoning Compliance Summary*.

21A.55.060: MINIMUM AREA:  

A planned development proposed for any parcel or tract of land under single ownership or control in certain zoning districts shall have a minimum net lot area as set forth in table 21A.55.060 of this section.

Met through the FB-UN II requirements.

21A.55.070: DENSITY LIMITATIONS:  

Residential planned developments shall not exceed the density limitation of the zoning district where the planned development is proposed. The calculation of planned development density may include open space that is provided as an amenity to the planned development. Public or private roadways located within or adjacent to a planned development shall not be included in the planned development area for the purpose of calculating density. (Ord. 23-10 § 21, 2010)

There are no density maximums for the FB UN II zone and we meet the open space requirement.

21A.55.100: PERIMETER SETBACK:  

If the planned development abuts a residential lot or a lot in a residential zoning district whose side and rear yard setback requirements are greater than the planned development lot's requirements, then the side and rear yard setback requirements of the subject planned development parcel shall be equal to the side and rear yard setback requirements of the abutting residentially used property or residentially zoned parcel. (Ord. 23-10 § 21, 2010)

We are compliant.

Zoning Compliance Summary

C. Intent Of Form Based Districts:

1. Statement Of Intent: Form based districts are intended to provide zoning regulations that focus on the form of development, the manner in which buildings are oriented toward public spaces, the scale of development, and the interaction of uses within the city. Form based districts provide places for people to live, work, and play within a close proximity. Regulations within form based districts place emphasis on the built environment over land use.

We believe that we fulfill the intent of the form based II zone and we thoughtfully considered how our buildings would interact with the public realm on 300 W and 800 S. We believe the addition of a home office flex space facing directly onto 300 W and a the commercial corner meet the intent of this code. The transparency of our first floor and entry also adds to the engagement with a neglected portion of 300 W. One of our primary goals was to get more eyes on the street.

2. How To Use This Chapter: Form based districts emphasize the form, scale, placement, and orientation of buildings. Each subdistrict includes a table of permitted building forms and specific development regulations for each building form. The first step is to identify which subdistrict the property is located in, and then identify what building forms are permitted, and finally what standards apply to the specific building form. All new developments and additions to existing buildings shall comply with the specific requirements of this chapter. (Ord. 23-16, 2016)

We chose Row-Houses (covered more in depth later in this summary).

21A.27.020: BUILDING TYPES AND FORMS ESTABLISHED

A. Building Types And Form Standards:

1. Encourage building forms that are compatible with the neighborhood and the future vision for the neighborhood by acknowledging there will be different scaled buildings in the area;

We recognized that our design esthetic and layout were both new for the central 9th neighborhood so we sought inspiration from the history of the neighborhood and reflected that in our design. We chose traditional materials painted siding and flat (plaster) finished stucco and mixed that with an industrial metal balcony and board formed concrete. The siding and plaster were both predominant materials found on the residential homes in the area. We chose the metal balcony and concrete tiles to reflect the industrial history of the Central 9th and Granary Districts. Though the shapes and finishes of our buildings are modern, we used very symmetric fenestration patterns to help the modern shapes to feel right at home with the Victorian neighbors. We also drew inspiration from some of our Victorian neighbors in the way that we created two distinct vertical elements one defining and highlighting the entry and one defining the living space inside



2. Arrange building heights and scale to provide appropriate transitions between buildings of different scales and adjacent areas, especially between different subdistricts;

The scale of our buildings and how they interacted with 300 W was the reason we used balconies and cantilevers to help bring that interaction back down to a more human scale as it would be experienced from the street.

3. Guide building orientation through setbacks and other requirements to create a consistent street edge, enhance walkability by addressing the relationship between public and private spaces, and ensure architectural design will contribute to the character of the neighborhood;

We believe the explanations from section 1 and 2 demonstrate our fulfillment of this standard.

4. Use building form, placement, and orientation to identify the private, semiprivate, and public spaces;

As we are built right to the front property boundary line we used elevation changes to create the opportunity for our owners to experience all three levels of privacy. The main floor live work space and transparent entry way create a semi-public space that engages directly with the street. We used stairs to elevate residents to their semi-private space that opens onto the public realm through the balcony but also offers privacy because it is set above the public realm. The private bedrooms are then found on the third story.

We also created a semi-public space in the rear yard by creating a landscaped rear courtyard to be shared by our clients. The hope with this space is to create some public programming for recreation that would encourage the creation of relationships amongst the future homeowners. Supporting our vision of a micro-community that contributing to the greater fabric of the Central 9th Neighborhood.

5. Minimize the visual impact of parking areas; and

All parking is to the interior of our lot and accessed through the alley.

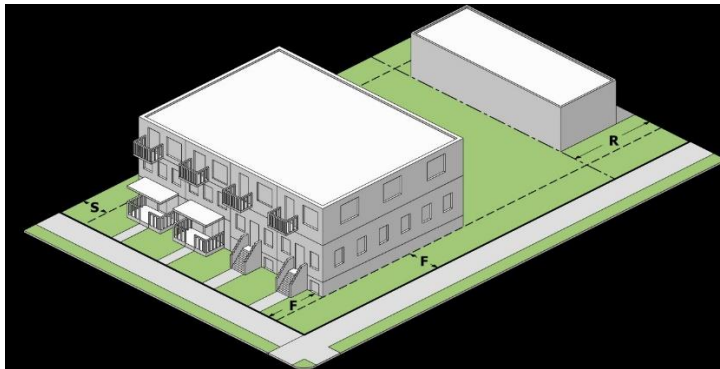
6. Minimize conflicts between pedestrians, bicyclists, and vehicles.

Conflicts are resolved by our parking all being accessed from the rear alley. We do have a walkway that will cross the rear driveways but we will use material change and landscaping to help this walkway to stand out as a pedestrian space.

B. Building Types And Forms:

- e. Row House: A series of attached single-family dwellings that share at least one common wall with an adjacent dwelling unit. A row house contains a minimum of three (3) residential dwelling units. Each unit may be on its own lot. If possible, off street parking is accessed from an alley.

We chose to do 4 row house buildings each on its own lot with shared use agreements for driveways and the rear courtyard.



Row House On Single Parcel



Modern Row House Form

21A.27.030: BUILDING CONFIGURATION AND DESIGN STANDARDS:  

B. Building Configuration Standards Defined: The building configuration standards are defined in this section. The defined standards in this section are intended to identify how to comply with the building configuration standards tables located in this chapter.

C. Application Of Building Configuration Standards: Building configuration standards apply to all new buildings and additions when the new construction related to the addition is greater than twenty five percent (25%) of the footprint of the structure or one thousand (1,000) square feet, whichever is less. The graphics included provide a visual representation of the standards as a guide and are not meant to supersede the standards in the tables. This standard applies to all form based zoning districts unless otherwise indicated.

1. Building Entry: A minimum of one main entry with an entry feature facing a public street or walkway, excluding alleys, is required. The main entry is the primary pedestrian entrance into a building. Two-family dwelling buildings shall have a minimum of one main entry with porch or stoop for at least one of the dwelling units facing a street. The main entry for the second dwelling unit may face the street or side yard, but must also have a porch or stoop entrance. Where required, the building entry must be one of the following:

We comply with this standard.

- b. Recessed entrance: Inset behind the plane of the building no more than ten feet (10'). If inset, then the side walls of the inset must be lined with clear glass. Opaque, smoked, or darkened glass is not permitted; or

We are using a recessed entry.

3. Entry Feature: The following building entries are permitted as indicated:

TABLE [21A.27.030B](#)
ENTRY FEATURE STANDARDS

Terrace or lightwell: An entry feature where the street facing facade is set back from the front property line by an elevated terrace or sunken lightwell. May include a canopy or roof

Reference Illustration - Terrace Or Lightwell



Our entry feature is a recessed terrace or light well that is covered by second story living space and a third story balcony but highlighted through the creative use of lighting including recessed lighting directly above the door and an attention grabbing pendant light hanging from the third story and drawing your attention to the entry way of each home.

4. Additional Design Standards Required For The Form Based Special Purpose Corridor Districts:

a. Facade Length: The maximum length of any building facade facing a street is two hundred feet (200').

Our maximum façade length facing the street is 86'

b. Step Back Requirement: Floors rising above thirty feet (30') in height shall be stepped back fifteen (15) horizontal feet from the building foundation at grade for building elevations that are adjacent to a public street, public trail, or public open space. This step back does not apply to buildings that have balconies on floors rising above thirty feet (30') in height.

We are under 30'.

c. Glass: For all floors or levels above the ground floor, a minimum of fifteen percent (15%) of all street facing facades must be glass.

We meet this standard.

d. Second Floor Balconies And Patios: Commercial uses or businesses that face a greenway corridor may have a second floor balcony or patio. Rooftops can be used as patios and shall comply with all applicable zoning standards.

We comply with this standard.

e. Ground Floor Uses: On the ground floor, a permitted use other than parking shall occupy at least seventy five percent (75%) of the width of any street facing building facade. All portions of such ground floor spaces shall extend a minimum of twenty five feet (25') into the building. Parking may be located behind these spaces.

We meet this standard.

f. Design Standards For Parking Structures: The following standards shall apply to parking structures whether stand alone or incorporated into a building:

We do not have parking structures as all parking is attached garages.

5. Pedestrian Connections: Where required, the following pedestrian connection standards apply:

We comply with these standards.

a. The connection shall provide direct access from any building entry to the public sidewalk or walkway.

b. The connection shall comply with the Americans with disabilities act (ADA) standards for accessibility.

c. The connection shall be fully paved and have a minimum width of four feet (4').

d. The connection shall be separated from vehicle drive approaches and drive lanes by a change in grade and a wheel stop if the walkway is less than eight feet (8') wide.

e. Pedestrian connections that lead directly from the sidewalk to the primary building entrance may contain wing walls, no taller than two feet (2') in height for seating, landscaping, etc.

6. Ground Floor Transparency: Where required, the ground floor transparency standards apply:

We comply with the transparency requirements.

a. Minimum of sixty percent (60%) of street facing facade, located between two (2) and eight feet (8') above the grade of the sidewalk, shall be transparent glass. This may be reduced to twenty percent (20%) if the ground floor is within one of the following building types: urban house, two-family, cottage, and row house.

We comply.

b. There must be visual clearance behind the glass for a minimum of six feet (6'). Three-dimensional display windows at least six feet (6') deep are permitted and may be counted toward the sixty percent (60%) glass requirement.

NA.

c. Ground floor windows of commercial uses shall be kept clear at night, free from any window covering, with internal illumination. When ground floor glass conflicts with the internal function of the building, other means shall be used to activate the sidewalk, such as display windows, public art, architectural ornamentation or detailing or other similar treatment.

NA.

d. 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, shall comply with these standards.

NA.

7. Building Materials: A minimum of seventy percent (70%) of any street facing building facade shall be clad in high quality, durable, natural materials, such as stone, brick, wood lap siding, fiber cement board siding, shingled or panel sided, and glass. Other materials may count up to thirty percent (30%) of the street facing building facade. Exterior insulation and finishing systems (EIFS) is permitted for trim only.

We comply.

8. Open Space: A minimum of ten percent (10%) of the lot area shall be provided for open space. Open space may include landscaped yards, patio, dining areas, common balconies, rooftop gardens, and other similar outdoor living spaces. Private balconies shall not be counted toward the minimum open space requirement. Required parking lot landscaping or perimeter parking lot landscaping shall also not count toward the minimum open space requirement.

We comply.

9. Building Fenestration: No building wall that faces onto a street shall exceed more than thirty feet (30') in length without being interrupted by windows, doors, or change of building wall plane that results in an offset of at least twelve inches (12").

We comply.

10. Residential Balconies: All street facing residential units above the ground floor or level shall contain a usable balcony that is a minimum of four feet (4') in depth. Balconies may overhang any required yard.

We comply.

11. Design Standards Alternatives:

a. Alternatives To Required Build-To Line: Where a "required build-to" standard applies, the following alternatives may count toward the minimum build-to requirement as indicated:

We met the build-to Line requirement.

(4) Plazas And Outdoor Dining: Plazas and outdoor dining areas may count up to fifty percent (50%) toward the minimum requirement, and have a maximum front setback of up to fifteen feet (15') provided the following:

NA

b. Alternatives To Ground Floor Transparency Requirement: The planning director may modify the ground floor transparency requirement in the following instances:

NA

D. Other Applicable Development Standards:

1. Landscaping: Any applicable standard listed in chapter 21A.48, "Landscaping And Buffers", of this title shall be complied with.

We comply.

2. Signs: All signs shall comply with the standards found in section [21A.46.096](#) of this title.

NA

3. Accessory Uses, Buildings And Structures: All accessory uses, buildings and structures shall comply with the applicable standards in chapter 21A.40 of this title, except as noted below: NA

4. Parking Regulations: All parking regulations shall comply with the requirements of chapter 21A.44 of this title.

We comply.

5. Permitted Land Use: All uses allowed in the form based districts can be found in chapter 21A.33 of this title. (Ord. 23-16, 2016)

We comply.

21A.27.050: FB-UN1 AND FB-UN2 FORM BASED URBAN NEIGHBORHOOD DISTRICT:

C. FB-UN2 Building Form Standards: Building form standards are listed in table 21A.27.050.C of this section.

Requirements for Row Houses as found in table TABLE 21A.27.050.C

FB-UN2 BUILDING FORM STANDARDS:

- Height: 4 stories maximum of 50' – [Our height complies at 30'](#).
- Front and Corner Side Yard – No Minimum, Maximum of 10' – [We comply with 100% of our street facing building facades being at the minimum.](#)
- Required Build-To – Minimum of 50% of street facing façade shall be built to the minimum setback line. [We comply with 100% of our street facing building facades being at the minimum.](#)
- Interior Side Yard – 4' setback – [We comply on all sides other than one which requires a slight reduction to just over 4' in order to maintain an interesting landscaped entry for the three units that face south.](#)
- Rear Yard – No setback because separated by an alley – [We comply.](#)
- Upper Level Setback – [NA](#)
- Minimum Lot Size – 1500 sq ft not to be used to calculate density. [This is one area where we are out of compliance. Further explained in our Planned Development Request.](#)
- Minimum Lot Width 15' per unit facing the street – [We comply with our minimum lot width of 16.5'](#)
- Dwelling Units per Building Form – 3 minimum maximum of 5 – [We comply.](#)
- Building forms – 1 per 1000 square feet – [We comply.](#)
- Vehicle Access – Access required to be from the alley – [We comply.](#)
- Vehicle Access Width – Not to exceed 24' – [We comply.](#)
- Vehicle access from street design – [NA](#)
- Driveway Location – [NA](#)
- Vehicle access and parking compliance – [We comply.](#)
- Parking on Separate Lots – [NA](#)
- Attached Garages and Carports - Attached garages and carports are required to be accessed from the rear yard where the rear yard is accessible by an alley with access rights to the subject property. [We Comply](#)

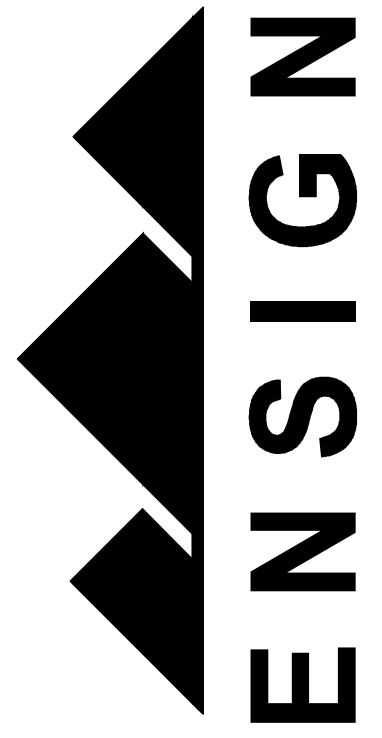
Conclusion

We firmly believe that our thoughtful design respects the intent of the Planned Development Ordinance, the FB UN II Zone, and most importantly the diverse history and future of the Central 9th Neighborhood by engaging with the street, creating layers of privacy for our future homeowners, and encouraging the creation of a sustainable micro-community. We thank you for your consideration.



THE RUTH TOWNHOMES

275 WEST 800 SOUTH STREET
SALT LAKE CITY, UTAH 84101



FOR APPROVAL
NOT FOR CONSTRUCTION

DATE PRINTED
September 28, 2017

INDEX OF DRAWINGS

- 1 OF 1 ALTA/NSPS LAND TITLE SURVEY
- 1 OF 1 PLAT
- C-001 GENERAL NOTES
- C-002 SALT LAKE CITY PUBLIC UTILITIES GENERAL NOTES
- C-100 DEMOLITION PLAN
- C-200 SITE PLAN
- C-300 GRADING AND PLAN
- C-400 UTILITY PLAN
- C-500 EROSION CONTROL PLAN
- C-600 DETAILS

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

DEVELOPER:

CW THE RUTH, LLC
1222 WEST LEGACY CROSSING BLVD #5
CENTERVILLE UTAH 84014

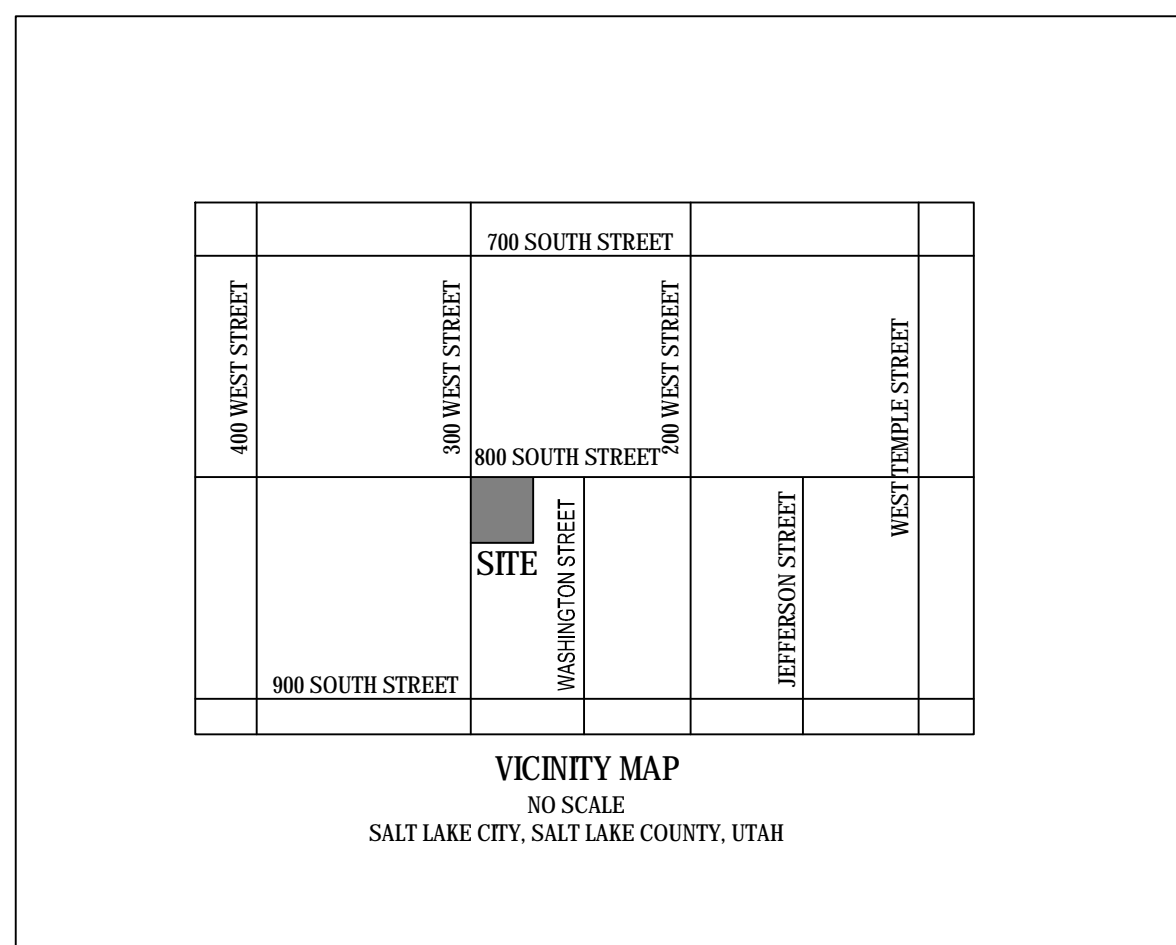
JAKE WILLIAMS
801-425-6520

NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

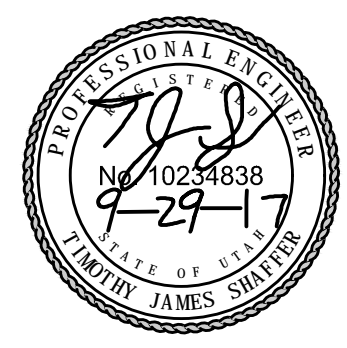
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



GENERAL NOTES

1. ALL WORK SHALL CONFORM TO SALT LAKE CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. BENCHMARK ELEVATION - S.L. CITY SURVEY #1571" COPPER DISK IN TOP BACK OF CURB AT THE CENTER OF THE CATCH BASIN INLET AT THE NORTHEAST CORNER OF EIGHTH SOUTH STREET AND THIRD WEST STREET ELEV. = 4229.41.

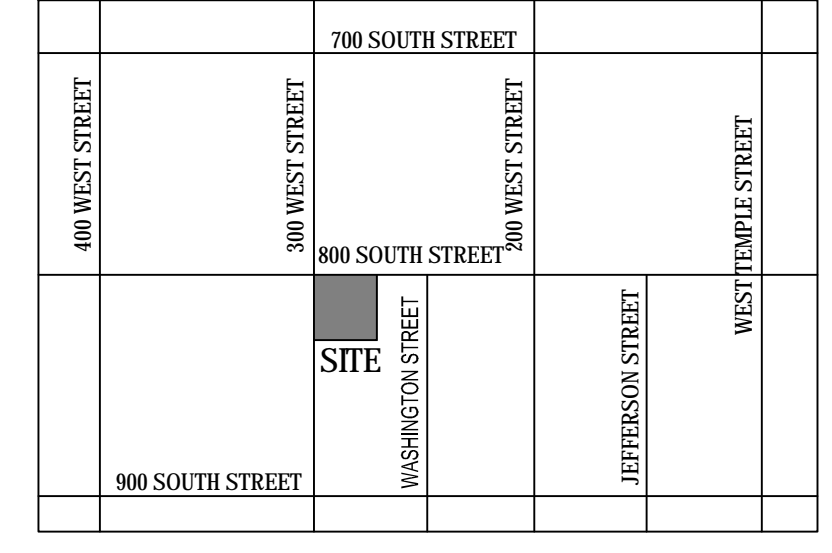
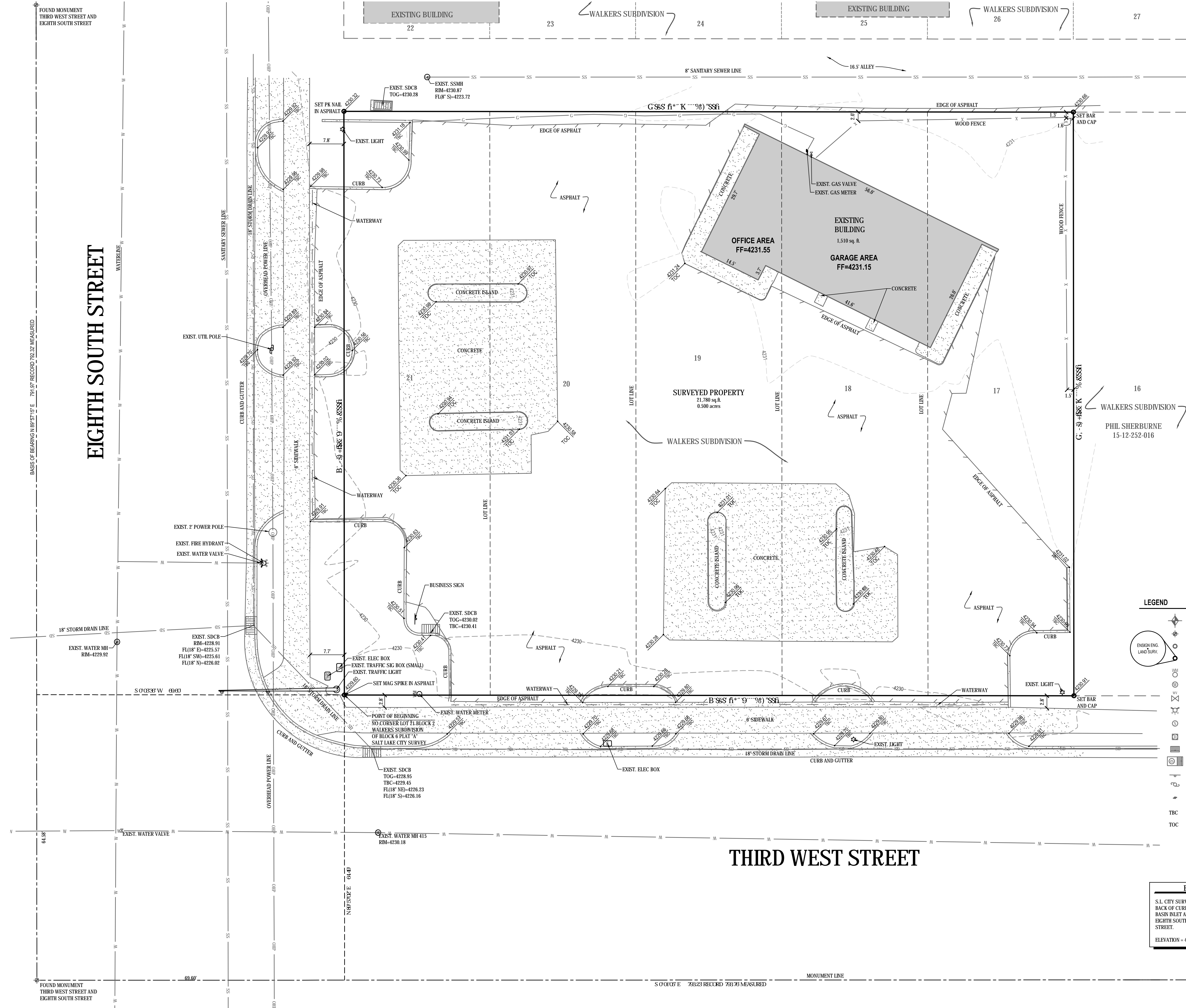
ENGINEER:



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SALT LAKE CITY
Phone: 801.253.6129
TUCOLELE
Phone: 434.443.5390
CEDAR CITY
Phone: 435.861.9433
RICHFIELD
Phone: 435.896.7983

THE RUTH TOWNHOMES
FOR APPROVAL - SEPTEMBER 29, 2017



I, Keith R. Russell do hereby state that I am a Registered Professional Land Surveyor and that I hold certificate no. 164386 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide an ALTA/NSPS Land Title Survey of the property for use by the client.

PROPERTY DESCRIPTION
Deed Parcel

Lot 17, 18, 19, 20 and 21, Block 2, Walker's Subdivision, of Block 6 Plat "A", Salt Lake City Survey, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

To: Keppel Two, LLC, a California limited liability company, CW Land, LLC and First American Title Insurance Company of Salt Lake City Utah:

This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with 2016 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS and includes items 1, 2, 4, 5, 7(a), 7(b)(1), 7(c), and 8 of Table A thereof.
The fieldwork of the property was completed on July 5, 2017.

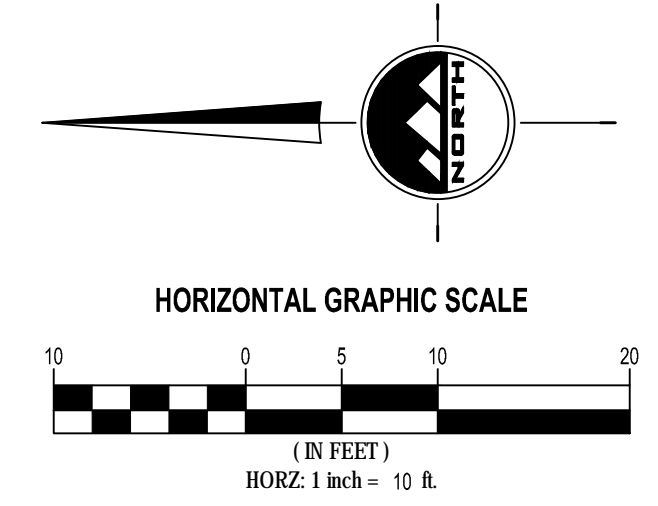
Date: 7-13-17
Keith R. Russell
License No. 164386

- Notes:
- For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a Preliminary Title Report supplied by First American Title Insurance Company National Commercial Services of Salt Lake City, Utah under Order No. NCS-837478-SL-C1 dated February 28, 2017.
 - Schedule B-2, item no. 1 - 7 are standard exceptions and cannot be plotted.
 - Schedule B-2, item 8 is general property tax information and cannot be plotted.
 - Schedule B-2, item no. 9 refers to the land being included in Salt Lake City and cannot be plotted.
 - Schedule B-2, item no. 10 makes reference to easements, notes and restrictions as shown on the Official Plat of Walker's Subdivision of Block 6, Plat "A" Salt Lake City survey recorded October 10, 1888 as Book/Page A-104 of Official Records. My examination of the plat on record shows no easements, notes or restrictions on the plat itself.
 - Schedule B-2, item no. 11 refers to a Notice of Adoption of Redevelopment plan entitled "West Temple Gateway Neighborhood Development Plat (as amended)" and dated August 1, 1987 recorded February 4, 1988 as Entry no. 4582217 in Book 6001 at Page 1798 of Official Records. The subject property is within the boundary of the redevelopment area but cannot be plotted.
 - Schedule B-2, item no. 12 refers to the State Construction Registry that discloses Preliminary Notices and cannot be plotted.
 - Table A, item no. 1 - Monuments have been placed at the corners of the property and are noted on the face of the survey.
 - Table A, item 2 - The property addresses is: 813 South 300 West Street, Salt Lake City, Utah 84101.
 - Table A, item no. 4 - The total area of the property is 21,780 square feet or 0.500 acres.
 - Table A, item 5 - Contour lines and spot elevations are on the face of the survey with the Benchmark Elevation provided by the Salt Lake City Surveyor's office and noted on the drawing.
 - Table A, item no. 7(a) - The building dimensions are shown on the drawing.
 - Table A, item no. 7(b)(1) - The exterior footprint of the building at ground level is 1510 square feet.
 - Table A, item no. 7(c) - The height of the building is as high as 13.5 feet but mostly at 11.0 feet from the ground to the top of the roof.
 - Table A, item no. 8 - Substantial features surveyed and observed are shown on the face of the survey.

LEGEND

SECTION CORNER	MINOR CONTOURS 1' INCREMENT
MONUMENT	MAJOR CONTOURS 5' INCREMENT
EXIST. REBAR AND CAP	CONCRETE
SET ENSIGN REBAR AND CAP	BUILDING PRIMARY
WATER METER	BUILDING SECONDARY
WATER MANHOLE	PUBLIC DRAINAGE EASEMENT
WATER VALVE	ADJACENT RIGHT OF WAY
FIRE HYDRANT	RIGHT OF WAY
SANITARY SEWER MANHOLE	CENTERLINE
STORM DRAIN CLEAN OUT	PROPERTY LINE
STORM DRAIN CATCH BASIN	ADJACENT PROPERTY LINE
STORM DRAIN COMBO BOX	DEED LINE
SIGN	EXIST. WATERWAY FLOW LINE
UTILITY POLE	FENCE
GAS VALVE	EDGE OF ASPHALT
TBC	SANITARY SEWER
TOC	STORM DRAIN LINE
	LAND DRAIN
	WATER LINE

BENCHMARK
S.L. CITY SURVEY #157 1" COPPER DISK IN TOP BACK OF CURB AT THE CENTER OF THE CATCH BASIN INLET AT THE NORTHEAST CORNER OF EIGHTH SOUTH STREET AND THIRD WEST STREET.
ELEVATION = 4229.41



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THE STANDARD IN ENGINEERING

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CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CW THE RUTH LLC
1222 WEST LEGACY CROSSING BLVD, #5
CENTERVILLE, UTAH 84014
CONTACT:
JAKE WILLIAMS
PHONE: 801-425-6520

THE RUTH APARTMENTS
813 SOUTH 300 WEST STREET
SALT LAKE CITY, UTAH 84101

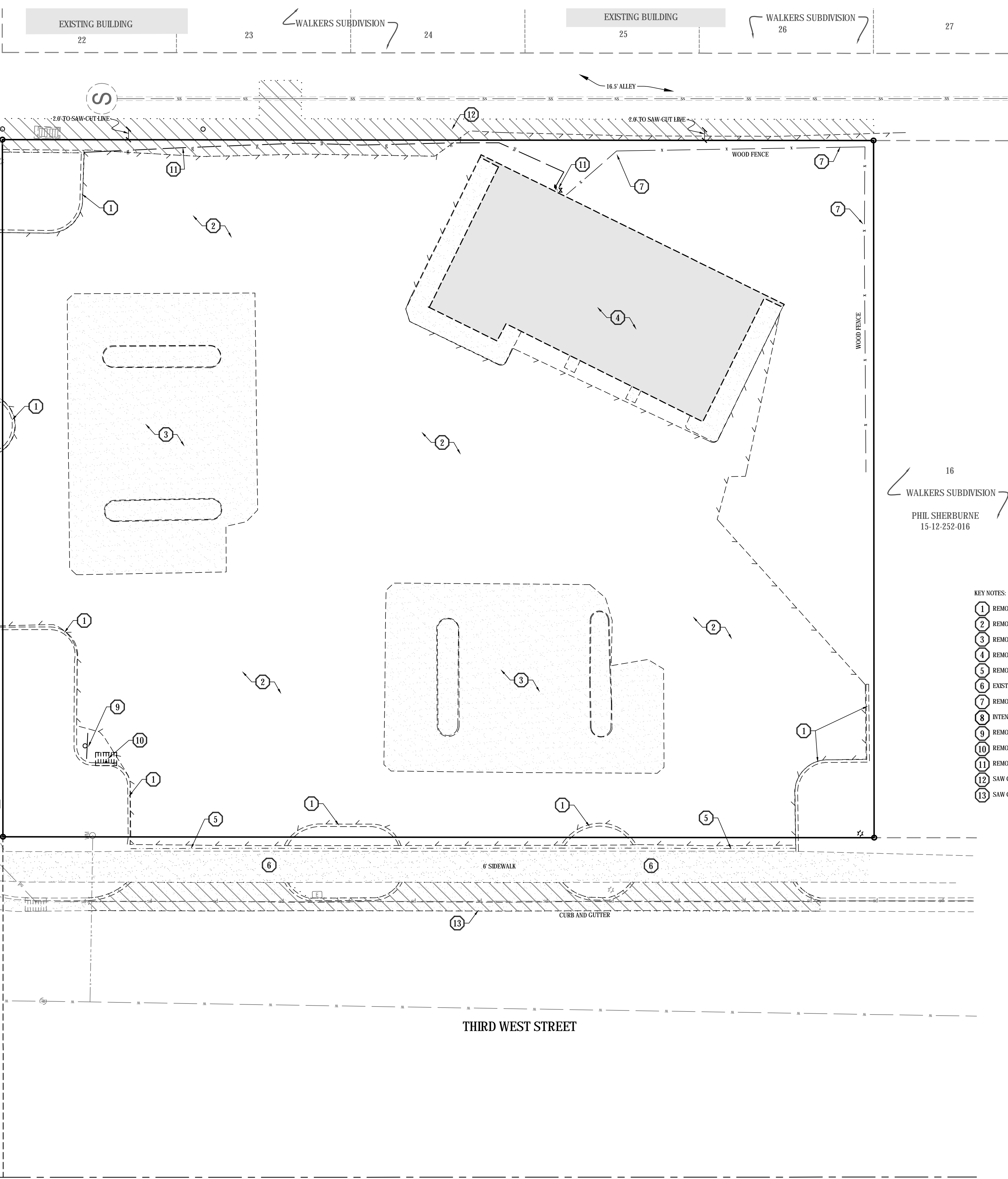
ALTA/NSPS LAND TITLE SURVEY

PROJECT NUMBER: 7389
PRINT DATE: 8/4/17
DRAWN BY: A.SHELBY
CHECKED BY: K.RUSSELL
PROJECT MANAGER: K.RUSSELL

1 of 1
Publish Date 10/19/2017

811
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK
S.L. CITY SURVEY #1571" COPPER DISK IN TOP
BACK OF CURB AT THE CENTER OF THE CATCH
BASIN INLET AT THE NORTHEAST CORNER OF
EIGHTH SOUTH STREET AND THIRD WEST
STREET
ELEVATION = 4228.41



- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED BY THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
 - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 - ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
 - SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
 - DEMOLITION AND CONSTRUCTION TO BE DONE IN COMPLIANCE WITH APPROVED CORRECTIVE ACTION PLAN.

- KEY NOTES:**
- REMOVE ALL INTERIOR CURB TO THE SIDEWALK
 - REMOVE ALL ASPHALT WITHIN THE PROPERTY TO THE SIDEWALK OR ALLEY
 - REMOVE ALL CONCRETE AND PUMP ISLAND AND ANY ASSOCIATED UNDERGROUND TANKS (IF ANY)
 - REMOVE EXISTING BUILDINGS, CONCRETE, ETC.
 - REMOVE EXISTING WATERWAY AGAINST SIDEWALK
 - EXISTING PUBLIC SIDEWALK TO REMAIN.
 - REMOVE WOOD FENCE
 - INTENTIONALLY NOT USED
 - REMOVE EXISTING SIGN
 - REMOVE EXISTING STORM DRAIN CATCH BASIN
 - REMOVE EXISTING GAS LINE, VALVE AND GAS METER
 - SAW CUT AND REMOVE EXISTING ASPHALT AND PROVIDE A CLEAN EDGE
 - SAW CUT AND REMOVE EXISTING DRIVE APPROACHES ALONG 800 SOUTH AND 300 WEST

16
WALKERS SUBDIVISION
PHIL SHERBURNE
15-12-252-016

EIGHTH SOUTH STREET

THIRD WEST STREET



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1485 W. Hill Field Rd., Ste. 204
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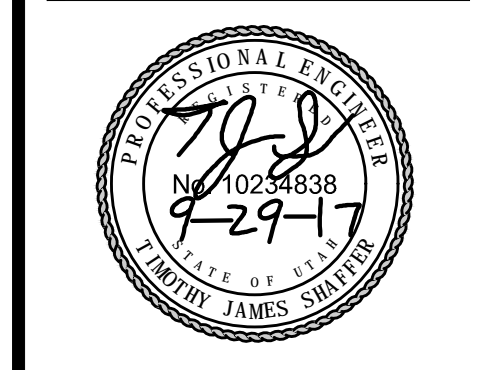
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JAKE WILLIAMS
PHONE: 801-426-6520

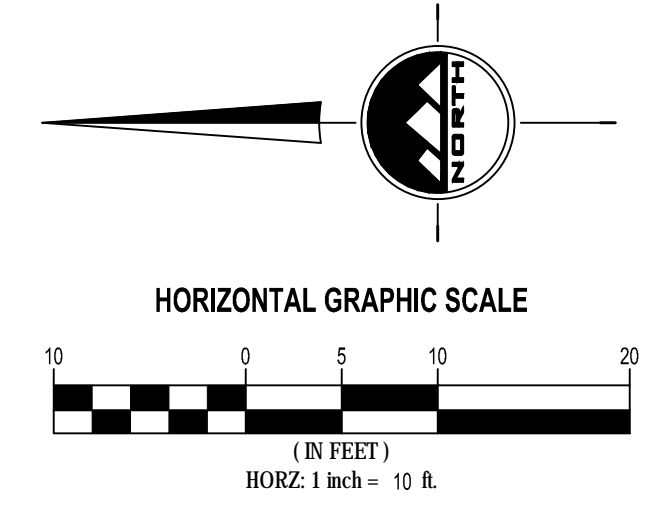
THE RUTH TOWNHOMES
275 WEST 800 SOUTH STREET
SALT LAKE CITY, UTAH 84101



DEMOLITION PLAN

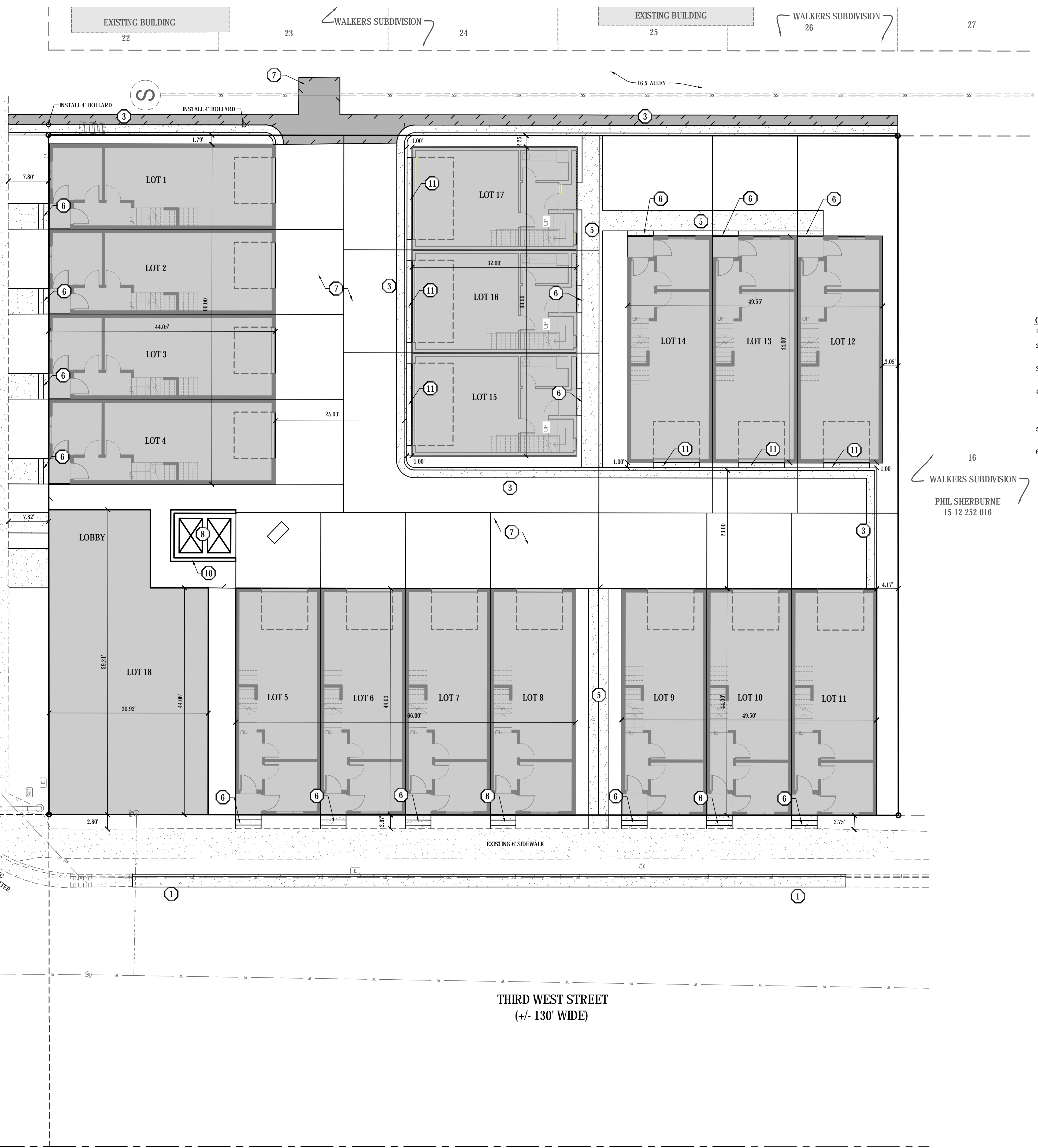
PROJECT NUMBER: 7389
PRINT DATE: 9/28/17
DRAWN BY: A.SHELBY
CHECKED BY: K.RUSSELL
PROJECT MANAGER: K.RUSSELL

C-100



811
CALL BLUESTAKES
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BENCHMARK
S.L. CITY SURVEY #1571" COPPER DISK IN TOP
BACK OF CURB AT THE CENTER OF THE CATCH
BASIN INLET AT THE NORTHEAST CORNER OF
EIGHTH SOUTH STREET AND THIRD WEST
STREET
ELEVATION = 4228.41



EIGHTH SOUTH STREET
(+/- 140' WIDE)

THIRD WEST STREET
(+/- 130' WIDE)

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

- KEYNOTES**
- INSTALL TYPE 'A' CURB AND GUTTER PER APWA PLAN #205. MATCH EXISTING IMPROVEMENTS ON THIRD WEST STREET AND EIGHTH SOUTH STREET.
 - INTENTIONALLY BLANK
 - INSTALL MODIFIED TYPE 'F' CURB AND GUTTER PER DETAIL 6/C-600.
 - INTENTIONALLY BLANK
 - INSTALL 4" CONCRETE SIDEWALK PER DETAIL 8/C-600
 - INSTALL CONCRETE STEPS(S) PER DETAIL 7/C-600
 - ASPHALT PAVEMENT: INSTALL 3.5" ASPHALTIC PAVEMENT WITH 6" ROAD BASE AND 6" SUBGRADE. SEE DETAIL 5/C-600
 - INSTALL DUMPSTER PAD PER DETAIL 9/C-600
 - INTENTIONALLY BLANK
 - INSTALL DUMPSTER ENCLOSURE PER DETAIL 11/C-600
 - INSTALL CONCRETE BETWEEN BACK OF CURB AND GARAGE ENTRANCE ON LOTS 12-17



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TOOELE
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CEDAR CITY
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RICHFIELD
Phone: 435.896.2983

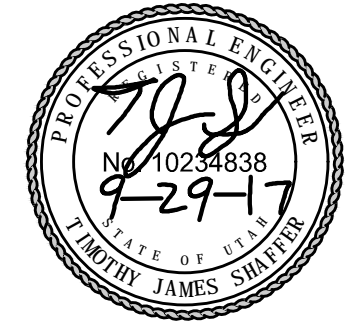
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FOR:
CW THE RUTH, LLC
1222 WEST LEGACY CROSSING BLVD, #5
CENTERVILLE, UTAH 84014

CONTACT:
JAKE WILLIAMS
PHONE: 801-425-6520

THE RUTH TOWNHOMES

275 WEST 800 SOUTH STREET
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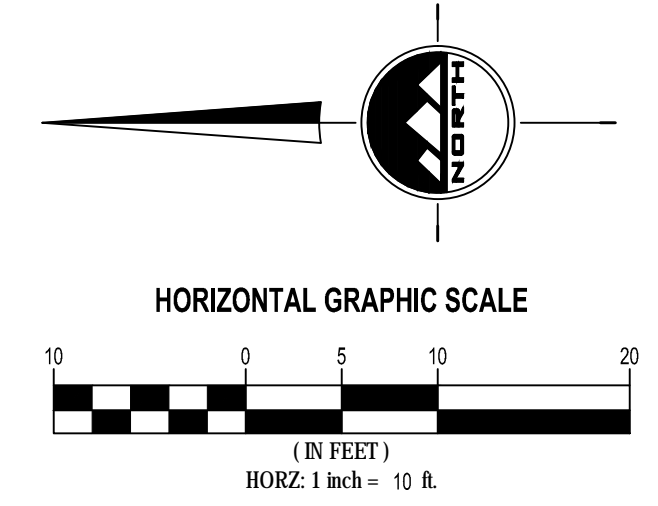
SITE PLAN

PROJECT NUMBER: 7389
PRINT DATE: 9/28/17

DRAWN BY: A.SHELLEY
CHECKED BY: K.RUSSELL

PROJECT MANAGER: K.RUSSELL

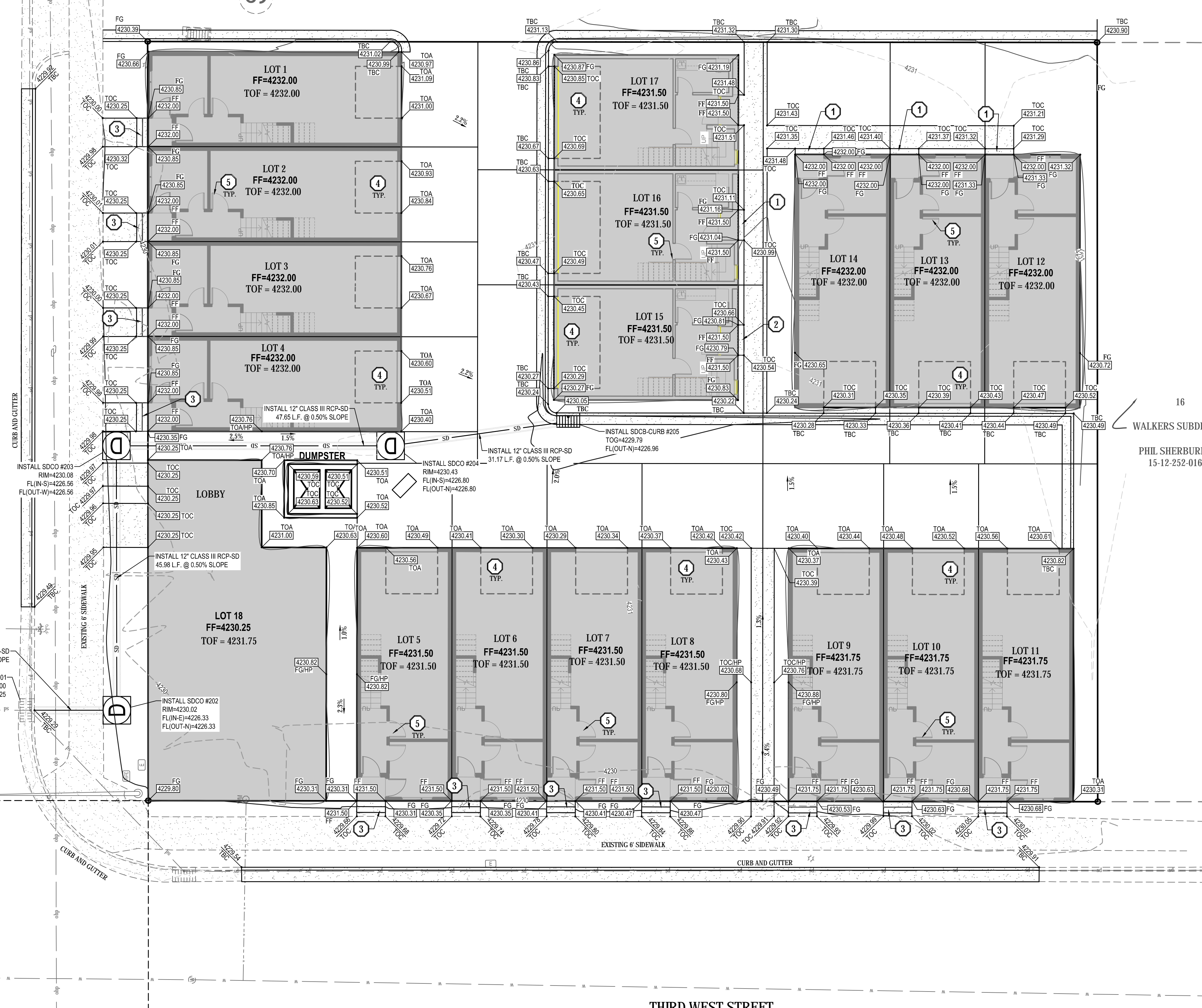
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EXISTING BUILDING 22 23 24 25 26 27
WALKERS SUBDIVISION
16.5' ALLEY
EXISTING BUILDING WALKERS SUBDIVISION



EIGHTH SOUTH STREET

THIRD WEST STREET

- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
 - THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
 - LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
 - SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
 - EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
 - ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
 - ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
 - ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE MECHANICAL/PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
 - THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- KEY NOTES:**
- ① INSTALL (1) CONCRETE STAIR
 - ② INSTALL (2) CONCRETE STAIRS
 - ③ INSTALL (3) CONCRETE STAIRS
 - ④ THE GARAGE FLOORS WILL NEED TO VARY IN ELEVATION ALONG THE EXTERIOR TO MATCH THE GRADE OF THE ADJACENT ASPHALT/CONCRETE. PROVIDE A MINIMUM OF 3' OF SLOPE TO THE BACK OF THE GARAGE AT THE INTERIOR ENTRANCE TO THE HOME.
 - ⑤ PROVIDE STEPS FROM GARAGE TO UNIT FINISH FLOOR AS REQUIRED AT THE INTERIOR OF THE BUILDING.



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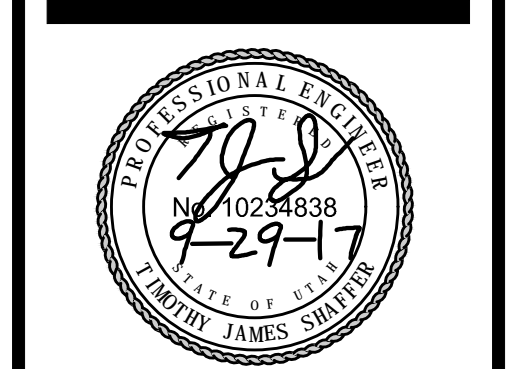
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CONTACT:
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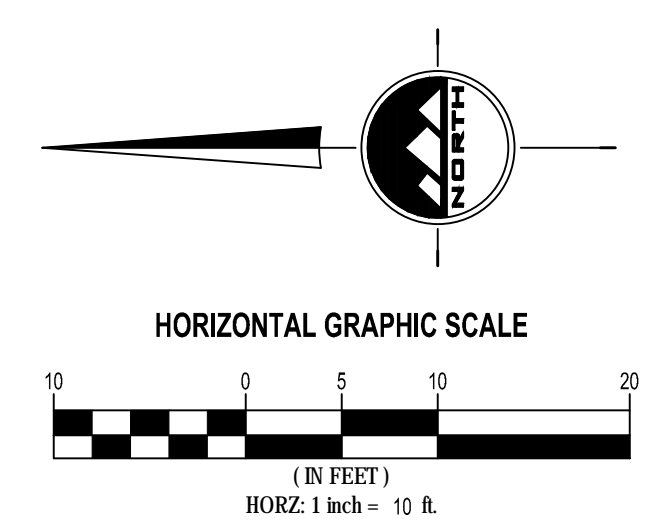


GRADING AND DRAINAGE PLAN

PROJECT NUMBER: 7389
PROJECT DATE: 9/28/17
DRAWN BY: A.SHELBY
CHECKED BY: K.RUSSELL
PROJECT MANAGER: K.RUSSELL

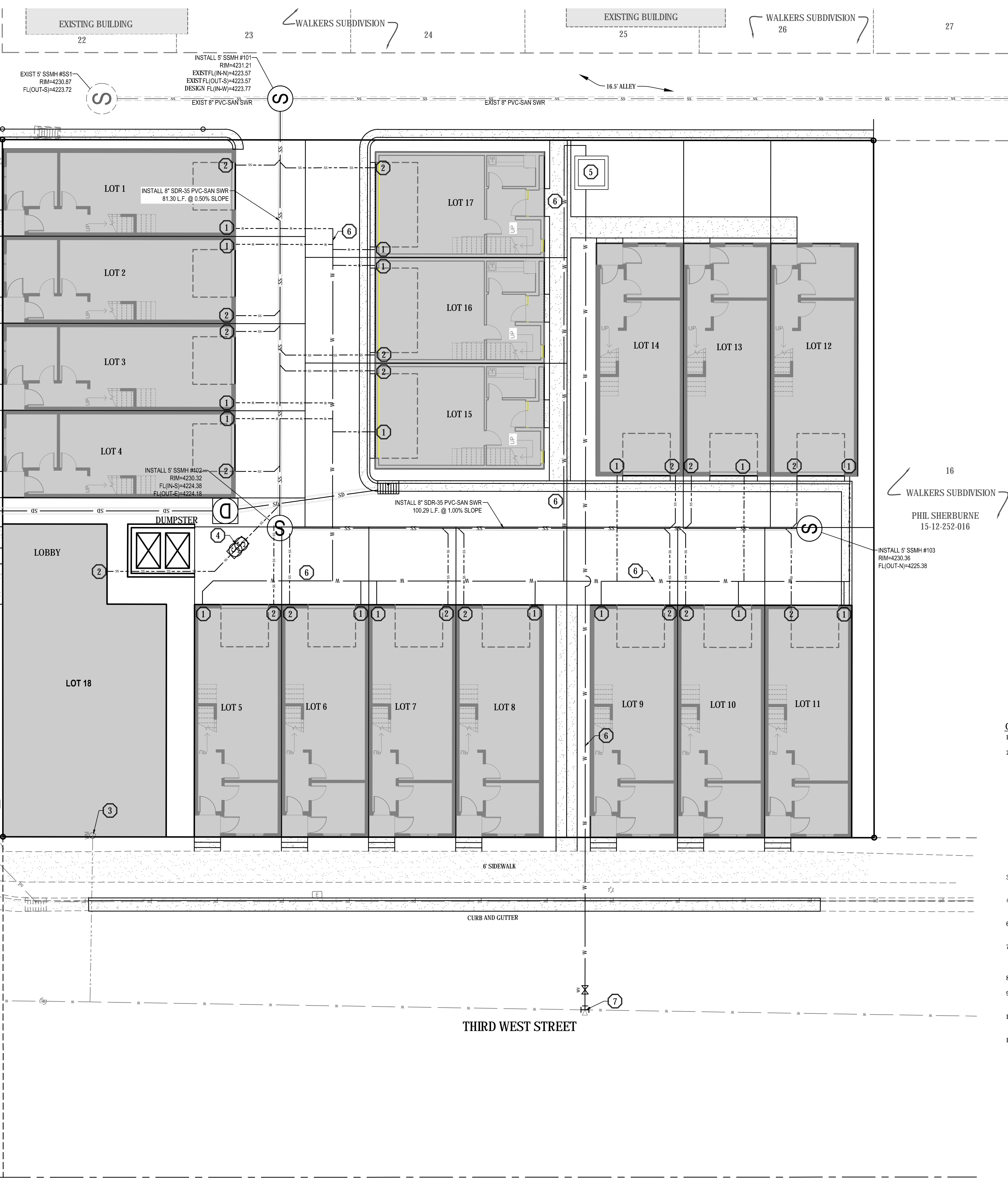
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Publish Date 10/19/2017



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STREET
ELEVATION = 4228.41



- KEY NOTES:**
- 1 INSTALL 3/4" TYPE K COPPER WATERLINE LATERAL
 - 2 INSTALL 4" SDR-35 PVC SANITARY SEWER LATERAL @ 2% MIN SLOPE
 - 3 EXISTING WATER LATERAL TO BE USED FOR COMMERCIAL AREA
 - 4 FUTURE GREASE TRAP TO BE SIZED AND INSTALLED AS REQUIRED BY THE TENANT OF THE LEASED SPACE
 - 5 INSTALL 2" MASTER WATER METER
 - 6 INSTALL 2" TYPE K COPPER WATERLINE PER SALT LAKE CITY PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS.
 - 7 INSTALL SERVICE SADDLE WITH 2" TAP PER SALT LAKE CITY PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS.

- GENERAL NOTES**
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
 3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
 4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
 5. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 6. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
 7. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
 8. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
 9. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

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FOR:
CW THE RUTH, LLC
1222 WEST LEGACY CROSSING BLVD, #5
CENTERVILLE, UTAH 84014

CONTACT:
JAKE WILLIAMS
PHONE: 801-426-6520

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275 WEST 800 SOUTH STREET
SALT LAKE CITY, UTAH 84101

UTILITY PLAN

PROJECT NUMBER: 7389 PRINT DATE: 9/28/17
DRAWN BY: A.SHELBY CHECKED BY: K.RUSSELL
PROJECT MANAGER: K.RUSSELL

C-400

Horizontal Graphic Scale
1" = 10 ft

PLNSUB2017-00589 & PLNSUB2017-00657 39 Publish Date 10/18/2017



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BENCHMARK

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STREET
ELEVATION = 4228.41



EIGHTH SOUTH STREET



THIRD WEST STREET

REVISION SCHEDULE			
NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

GENERAL NOTES

- THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY. MODIFY THOSE SHOWN AS APPROPRIATE AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
- DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
- RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
- DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
- VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
- NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
- A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

WALKERS SUBDIVISION
PHIL SHERBURNE
15-12-252-016



THE STANDARD IN ENGINEERING

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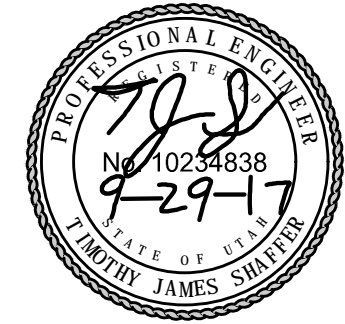
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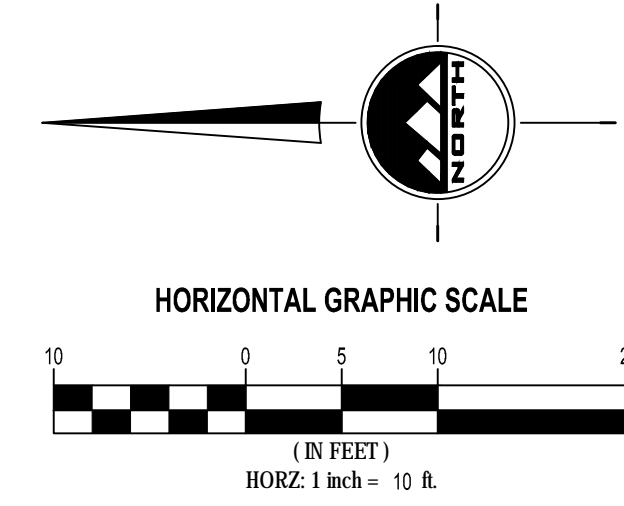
EROSION CONTROL PLAN

PROJECT NUMBER: 7389
PRINT DATE: 9/29/17

DRAWN BY: A.SHELBY
CHECKED BY: K.RUSSELL

PROJECT MANAGER: K.RUSSELL

C-500



SALT LAKE CITY PUBLIC UTILITIES GENERAL NOTES

1. COMPLIANCE:
ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, AND SLC PUBLIC UTILITIES MODIFICATIONS TO APWA STANDARD PLANS AND APPROVED MATERIALS AND SLC PUBLIC UTILITIES APWA SPECIFICATIONS MODIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED IN WRITING BY THE SALT LAKE CITY DIRECTOR OF PUBLIC UTILITIES.

2. COORDINATION:
THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL APPROPRIATE GOVERNMENT AND PRIVATE ENTITIES ASSOCIATED WITH THE PROJECT. THE FOLLOWING MUST BE CONTACTED 48-HOURS PRIOR TO CONSTRUCTION AS APPLICABLE TO THE PROJECT:

PUBLIC UTILITIES:
BACKFLOW PREVENTION - 483-6795
DEVELOPMENT REVIEW ENGINEERING - 483-6781
INSPECTIONS, PERMITS, CONTRACTS & AGREEMENTS - 483-6727
PRETREATMENT - 799-4002
STORM WATER - 483-6751

SLC DEPARTMENTS:
ENGINEERING - PUBLIC WAY PERMITS AND ISSUES - 535-6248
ENGINEERING - SUBDIVISIONS - 535-6189
FIRE DEPARTMENT - 535-6636
PERMITS AND LICENSING (BLDG SERVICES) - 535-7752
PLANNING AND ZONING - 535-7700
TRANSPORTATION - 535-6630

- ALL OTHER POTENTIALLY IMPACTED GOVERNING AGENCIES OR ENTITIES
- ALL WATER USERS INVOLVED IN WATER MAIN SHUTDOWNS
- APPLICABLE SEWER, WATER AND DRAINAGE DISTRICTS
- BLUESTAKES LOCATING SERVICES - 532-5000
- COUNTY FIRE DEPARTMENT - 743-7231
- COUNTY FLOOD CONTROL - 468-2779
- COUNTY HEALTH DEPARTMENT - 385-468-3913
- COUNTY PUBLIC WAY PERMITS - 468-2241
- HOLLADAY CITY - 272-9450
- SALT LAKE COUNTY HIGHWAY DEPARTMENT - 468-3705 OR 468-2156
- THE UTAH TRANSIT AUTHORITY FOR RE-ROUTING SERVICE - 262-5626
- UNION PACIFIC RAILROAD CO., SUPERINTENDENTS OFFICE - 595-3405
- UTAH DEPARTMENT OF TRANSPORTATION, REGION #2 - 975-4800
- UTAH STATE ENGINEER - 538-7240

3. SCHEDULE
PRIOR TO CONSTRUCTION THE CONTRACTOR WILL PROVIDE, AND WILL UPDATE AS CHANGES OCCUR, A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE SPECIFICATIONS AND SALT LAKE CITY ENGINEERING OR SALT LAKE COUNTY REGULATIONS AS APPLICABLE FOR WORKING WITHIN THE PUBLIC WAY.

4. PERMITS, FEES AND AGREEMENTS
CONTRACTOR MUST OBTAIN ALL THE NECESSARY PERMITS AND AGREEMENTS AND PAY ALL APPLICABLE FEES PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT SALT LAKE CITY ENGINEERING (535-6248) FOR PERMITS AND INSPECTIONS REQUIRED FOR ANY WORK CONDUCTED WITHIN SALT LAKE CITY'S PUBLIC RIGHT-OF-WAY. APPLICABLE UTILITY PERMITS MAY INCLUDE MAINLINE EXTENSION AGREEMENTS AND SERVICE CONNECTION PERMITS. ALL UTILITY WORK MUST BE BONDED. ALL CONTRACTORS MUST BE LICENSED TO WORK ON CITY UTILITY MAINS.

CONSTRUCTION SITES MUST BE IN COMPLIANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) STORM WATER PERMIT FOR CONSTRUCTION ACTIVITIES (538-6923). A COPY OF THE PERMIT'S STORM WATER POLLUTION PREVENTION PLAN MUST BE SUBMITTED TO PUBLIC UTILITIES FOR REVIEW AND APPROVAL. ADDITIONAL WATER QUALITY AND EROSION CONTROL MEASURES MAY BE REQUIRED. THE CONTRACTOR MUST ALSO COMPLY WITH SALT LAKE CITY'S CLEAN WHEEL ORDINANCE.

5. ASPHALT AND SOIL TESTING
THE CONTRACTOR IS TO PROVIDE MARSHALL AND PROCTOR TEST DATA 24-HOURS PRIOR TO USE. CONTRACTOR IS TO PROVIDE COMPACTION AND DENSITY TESTING AS REQUIRED BY SALT LAKE CITY ENGINEERING, UDOT, SALT LAKE COUNTY OR OTHER GOVERNING ENTITY. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS, SECTION 330520 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE SLC PROJECT ENGINEER. IF NATIVE MATERIALS ARE USED, NO NATIVE MATERIALS ARE ALLOWED WITHIN THE PIPE ZONE. THE MAXIMUM LIFTS FOR BACKFILLING EXCAVATIONS IS 8-INCHES. ALL MATERIALS AND COMPACTION TESTING IS TO BE PERFORMED BY A LAB RECOGNIZED AND ACCEPTED BY SALT LAKE COUNTY PUBLIC WORKS AND/OR SALT LAKE CITY ENGINEERING.

6. TRAFFIC CONTROL AND HAUL ROUTES
TRAFFIC CONTROL MUST CONFORM TO THE MOST CURRENT EDITION OF SALT LAKE CITY TRAFFIC CONTROL MANUAL - PART 6 OF "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" FOR SALT LAKE COUNTY AND STATE ROADS. SLC TRANSPORTATION MUST APPROVE ALL PROJECT HAUL ROUTES (535-7129). THE CONTRACTOR MUST ALSO CONFORM TO UDOT, SALT LAKE COUNTY OR OTHER APPLICABLE GOVERNING ENTITIES REQUIREMENTS FOR TRAFFIC CONTROL.

7. SURVEY CONTROL
CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS APPROVED. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE GRADE OF THE MAIN AND/OR FACILITY AS APPROVED. IN ADDITION, THE CONTRACTOR AND/OR SURVEYOR SHALL PROVIDE TO SALT LAKE CITY PUBLIC UTILITIES CUT SHEETS FILLED OUT COMPLETELY AND CLEARLY SHOWING THE PERTINENT GRADES, ELEVATIONS AND CUT/FILLS ASSOCIATED WITH THE FIELD STAKING OF THE MAIN AND/OR FACILITY. THE CUT SHEET FORM IS AVAILABLE AT THE CONTRACTS AND AGREEMENTS OFFICE AT PUBLIC UTILITIES. ALL MAINS AND LATERALS NOT MEETING MINIMUM GRADE REQUIREMENTS AS SPECIFIED BY ORDINANCE OR AS REQUIRED TO MEET THE MINIMUM REQUIRED FLOWS OR AS APPROVED MUST BE REMOVED AND RECONSTRUCTED TO MEET DESIGN GRADE. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS UNTIL PUBLIC UTILITY SURVEYORS COMPLETE FINAL MEASUREMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE COUNTY SURVEYOR (468-2028) FOR MONUMENT LOCATIONS AND CONSTRUCTION REQUIREMENTS. ALL ELEVATIONS SHALL BE REFERENCED TO SALT LAKE CITY DATUM UNLESS NOTED OTHERWISE ON THE PLANS.

8. ASPHALT GUARANTEE
THE CONTRACTOR SHALL REMOVE, DISPOSE OF, FURNISH AND PLACE PERMANENT ASPHALT PER SALT LAKE CITY ENGINEERING, UDOT, COUNTY, OR OTHER GOVERNMENT STANDARDS AS APPLICABLE TO THE PROJECT. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR A PERIOD AS REQUIRED BY THE GOVERNING ENTITY.

9. TEMPORARY ASPHALT
IF THE CONTRACTOR CHOOSES TO WORK WITHIN THE PUBLIC WAY WHEN HOT MIX ASPHALT IS NOT AVAILABLE, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE APPROPRIATE GOVERNING ENTITY PRIOR TO INSTALLING TEMPORARY ASPHALT SURFACING MATERIAL. WITHIN SALT LAKE CITY, WHEN PERMANENT ASPHALT BECOMES AVAILABLE, THE CONTRACTOR SHALL REMOVE THE TEMPORARY ASPHALT, FURNISH AND INSTALL THE PERMANENT ASPHALT. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR A PERIOD AS REQUIRED BY THE GOVERNING ENTITY FROM THE DATE OF COMPLETION.

10. SAFETY
THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA, STATE, COUNTY AND OTHER GOVERNING ENTITY REQUIREMENTS.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF WORKERS.

11. DUST CONTROL
THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO THE GOVERNING ENTITY STANDARDS. USE OF HYDRANT WATER OR PUMPING FROM CITY-OWNED CANALS OR STORM DRAINAGE FACILITIES IS NOT ALLOWED FOR DUST CONTROL ACTIVITIES WITHOUT WRITTEN APPROVAL OF THE PUBLIC UTILITIES DIRECTOR.

12. DEWATERING
ALL ON-SITE DEWATERING ACTIVITIES MUST BE APPROVED IN WRITING BY PUBLIC UTILITIES. PROPOSED OUTFALL LOCATIONS AND ESTIMATED FLOW VOLUME CALCULATIONS MUST BE SUBMITTED TO PUBLIC UTILITIES FOR REVIEW AND APPROVAL. ADEQUATE MEASURES MUST BE TAKEN TO REMOVE ALL SEDIMENT PRIOR TO DISCHARGE. PUBLIC UTILITIES MAY REQUIRE ADDITIONAL MEASURES FOR SEDIMENT CONTROL AND REMOVAL.

13. PROJECT LIMITS
THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.

14. WATER, FIRE, SANITARY SEWER AND STORM DRAINAGE UTILITIES
A. INSPECTIONS -
IT IS THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE ANY WATER, SEWER, BACKFLOW AND DRAINAGE INSPECTION 48-HOURS IN ADVANCE TO WHEN NEEDED. CONTACT 483-6727 TO SCHEDULE INSPECTIONS.

B. DAMAGE TO EXISTING UTILITIES -
THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR, MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE, TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.

C. UTILITY LOCATIONS -
CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND AVOIDING ALL UTILITIES AND SERVICE LATERALS, AND FOR REPAIRING ALL DAMAGE THAT OCCURS TO THE UTILITIES DUE TO THE CONTRACTOR'S ACTIVITIES. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, MATERIAL AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300-FEET AHEAD OF SCHEDULED CONSTRUCTION IN ORDER TO IDENTIFY POTENTIAL CONFLICTS AND PROBLEMS WITH FUTURE CONSTRUCTION ACTIVITIES. EXISTING UTILITY INFORMATION OBTAINED FROM SLC PUBLIC UTILITIES' MAPS MUST BE ASSUMED AS APPROXIMATE AND REQUIRING FIELD VERIFICATION. CONTACT BLUE STAKES OR APPROPRIATE OWNER FOR COMMUNICATION LINE LOCATIONS.

D. UTILITY RELOCATIONS -
FOR UTILITY CONFLICTS REQUIRING MAINLINE RELOCATIONS, THE CONTRACTOR MUST NOTIFY THE APPLICABLE UTILITY COMPANY OR USER A MINIMUM OF 2-WEEKS IN ADVANCE. A ONE-WEEK MINIMUM NOTIFICATION IS REQUIRED FOR CONFLICTS REQUIRING THE RELOCATION OF SERVICE LATERALS. ALL RELOCATIONS ARE SUBJECT TO APPROVAL FROM THE APPLICABLE UTILITY COMPANY AND/OR USER.

E. FIELD CHANGES -
NO ROADWAY, UTILITY ALIGNMENT OR GRADE CHANGES ARE ALLOWED FROM THE APPROVED CONSTRUCTION PLANS/DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE SLC PUBLIC UTILITIES DIRECTOR. CHANGES TO HYDRANT LOCATIONS AND/OR FIRE LINES MUST BE REVIEWED AND APPROVED BY THE SALT LAKE CITY OR SALT LAKE COUNTY FIRE DEPARTMENT (AS APPLICABLE TO THE PROJECT) AND PUBLIC UTILITIES.

F. PUBLIC NOTICE TO PROJECTS IN THE PUBLIC WAY -
FOR APPROVED PROJECTS THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND DISTRIBUTE WRITTEN NOTICE TO ALL RESIDENTS LOCATED WITHIN THE PROJECT AREA AT LEAST 72-HOURS PRIOR TO CONSTRUCTION. WORK TO BE CONDUCTED WITHIN COMMERCIAL OR INDUSTRIAL AREAS MAY REQUIRE A LONGER NOTIFICATION PERIOD AND ADDITIONAL CONTRACTOR COORDINATION WITH PROPERTY OWNERS. THE WRITTEN NOTICE IS TO BE APPROVED BY THE SLC PUBLIC UTILITIES PROJECT ENGINEER.

G. PUBLIC NOTICE FOR WATER MAIN SHUT DOWNS -
THROUGH THE SLC PUBLIC UTILITIES INSPECTOR AND WITH THE PUBLIC UTILITIES PROJECT ENGINEER APPROVAL, SLC PUBLIC UTILITIES MUST BE CONTACTED AND APPROVE ALL WATER MAIN SHUTDOWNS. ONCE APPROVED THE CONTRACTOR MUST NOTIFY ALL EFFECTED USERS BY WRITTEN NOTICE A MINIMUM OF 48-HOURS (RESIDENTIAL) AND 72-HOURS (COMMERCIAL/INDUSTRIAL) PRIOR TO THE WATER MAIN SHUT DOWN. PUBLIC UTILITIES MAY REQUIRE LONGER NOTICE PERIODS.

H. WATER AND SEWER SEPARATION -
IN ACCORDANCE WITH UTAH'S DEPARTMENT OF HEALTH REGULATIONS, A MINIMUM TEN-FOOT HORIZONTAL AND 1.5-FOOT VERTICAL (WITH WATER ON TOP) SEPARATION IS REQUIRED. IF THESE CONDITIONS CANNOT BE MET, STATE AND SLC PUBLIC UTILITIES APPROVAL IS REQUIRED. ADDITIONAL CONSTRUCTION MEASURES WILL BE REQUIRED FOR THESE CONDITIONS.

I. SALVAGE -
ALL METERS MUST BE RETURNED TO PUBLIC UTILITIES, AND AT PUBLIC UTILITIES REQUEST ALL SALVAGED PIPE AND/OR FITTINGS MUST BE RETURNED TO SLC PUBLIC UTILITIES (483-6727) LOCATED AT 1530 SOUTH WEST TEMPLE.

J. SEWER MAIN AND LATERAL CONSTRUCTION REQUIREMENTS -
SLC PUBLIC UTILITIES MUST APPROVE ALL SEWER CONNECTIONS. ALL SEWER LATERALS 6-INCHES AND SMALLER MUST WYE INTO THE MAINS PER SLC PUBLIC UTILITIES REQUIREMENTS. ALL 8-INCH AND LARGER SEWER CONNECTIONS MUST BE PETITIONED FOR AT PUBLIC UTILITIES (483-6762) AND CONNECTED AT A MANHOLE. **INSIDE DROPS IN MANHOLES ARE NOT ALLOWED.** A MINIMUM 4-FOOT BURY DEPTH IS REQUIRED ON ALL SEWER MAINS AND LATERALS. CONTRACTOR SHALL INSTALL INVERT COVERS IN ALL SEWER MANHOLES WITHIN THE PROJECT AREA.

CONTRACTOR TO PROVIDE AIR PRESSURE TESTING OF SEWER MAINS IN ACCORDANCE WITH PIPE MANUFACTURERS RECOMMENDATIONS AND SALT LAKE CITY PUBLIC UTILITIES REQUIREMENTS. ALL PVC SEWER MAIN AND LATERAL TESTING SHALL BE IN ACCORDANCE WITH UNI-BELL UN-8-6-98 RECOMMENDED PRACTICE FOR LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE. CONTRACTOR SHALL PROVIDE SEWER LATERAL WATER TESTING AS REQUIRED BY THE SALT LAKE CITY PUBLIC UTILITIES PROJECT ENGINEER OR INSPECTOR. A MINIMUM OF 9-FEET OF HEAD PRESSURE IS REQUIRED AS MEASURED VERTICALLY FROM THE HIGH POINT OF THE PIPELINE AND AT OTHER LOCATIONS ALONG THE PIPELINE AS DETERMINED BY THE SLC PUBLIC UTILITIES PROJECT ENGINEER OR INSPECTOR. TESTING TIME WILL BE NO LESS THAN AS SPECIFIED FOR THE AIR TEST DURATION IN TABLE 1 ON PAGE 12 OF UNI-8-6-98. ALL PIPES SUBJECT TO WATER TESTING SHALL BE FULLY VISIBLE TO THE INSPECTOR DURING TESTING. TESTING MUST BE PERFORMED IN THE PRESENCE OF A SLC PUBLIC UTILITIES REPRESENTATIVE. ALL VISIBLE LEAKAGE MUST BE REPAIRED TO THE SATISFACTION OF THE SLC PUBLIC UTILITIES ENGINEER OR INSPECTOR.

K. WATER AND FIRE MAIN AND SERVICE CONSTRUCTION REQUIREMENTS -
SLC PUBLIC UTILITIES MUST APPROVE ALL FIRE AND WATER SERVICE CONNECTIONS. A MINIMUM 3-FOOT SEPARATION IS REQUIRED BETWEEN ALL WATER AND FIRE SERVICE TAPS INTO THE MAIN. ALL CONNECTIONS MUST BE MADE MEETING SLC PUBLIC UTILITIES REQUIREMENTS. A 5-FOOT MINIMUM BURY DEPTH (FINAL GRADE TO TOP OF PIPE) IS REQUIRED ON ALL WATER/FIRE LINES UNLESS OTHERWISE APPROVED BY PUBLIC UTILITIES. WATER LINE THRUST BLOCK AND RESTRAINTS ARE AS PER SLC APPROVED DETAIL DRAWINGS AND SPECIFICATIONS. ALL EXPOSED NUTS AND BOLTS WILL BE COATED WITH CHEVRON FM1 GREASE PLUS MINIMUM 8 MIL THICKNESS PLASTIC. PROVIDE STAINLESS STEEL NUTS, BOLTS AND WASHERS FOR HIGH GROUNDWATER/ SATURATED CONDITIONS AT FLANGE FITTINGS, ETC.

ALL WATERLINES INSTALLATIONS AND TESTING TO BE IN ACCORDANCE WITH AWWA SECTIONS C600, C601, C651, C206, C200, C900, C303 AWWA MANUAL M11 AND ALL OTHER APPLICABLE AWWA, UPWS, ASTM AND ANSI SPECIFICATIONS RELEVANT TO THE INSTALLATION AND COMPLETION OF THE PROJECT. AMENDMENT TO SECTION C800 SECTION 4.1.1, DOCUMENT TO READ MINIMUM TEST PRESSURE SHALL NOT BE LESS THAN 200 P.S.I. GAUGED TO A HIGH POINT OF THE PIPELINE BEING TESTED. ALL MATERIALS USED FOR WATERWORKS PROJECTS TO BE RATED FOR 150 P.S.I. MINIMUM OPERATING PRESSURE.

CONTRACTOR IS TO INSTALL WATER SERVICE LINES, METER YOKES AND/OR ASSEMBLIES AND METER BOXES WITH LIDS LOCATED AS APPROVED ON THE PLANS PER APPLICABLE PUBLIC UTILITIES DETAIL DRAWINGS. METER BOXES ARE TO BE PLACED IN THE PARK STRIPS PERPENDICULAR TO THE WATERMAIN SERVICE TAP CONNECTION. ALL WATER METERS, CATCH BASINS, CLEANOUT BOXES, MANHOLES, DOUBLE CHECK VALVE DETECTOR ASSEMBLIES, REDUCED PRESSURE DETECTOR ASSEMBLIES AND BACKFLOW PREVENTION DEVICES MUST BE LOCATED OUTSIDE OF ALL APPROACHES, DRIVEWAYS, PEDESTRIAN WALKWAYS AND OTHER TRAVELED WAYS UNLESS OTHERWISE APPROVED ON PLANS.

BACKFLOW PREVENTORS ARE REQUIRED ON ALL IRRIGATION AND FIRE SPRINKLING TAPS PER PUBLIC UTILITIES AND SLC FIRE DEPARTMENT REQUIREMENTS. CONTRACTORS SHALL INSTALL BACKFLOW PREVENTION DEVICES ON FIRE SPRINKLER CONNECTIONS. DOUBLE CHECK VALVE ASSEMBLIES SHALL BE INSTALLED ON CLASS 1, 2 AND 3 SYSTEMS. REDUCED PRESSURE PRINCIPLE VALVES SHALL BE INSTALLED ON CLASS 3 SYSTEMS. ALL FIRE SPRINKLING BACKFLOW ASSEMBLIES SHALL CONFORM TO ASSE STANDARD 1048, 1013, 1047 AND 1015. THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM BACKFLOW PREVENTION TESTS PER SALT LAKE CITY STANDARDS AND SUBMIT RESULTS TO PUBLIC UTILITIES. ALL TESTS MUST BE PERFORMED AND SUBMITTED TO PUBLIC UTILITIES WITHIN 10 DAYS OF INSTALLATION OR WATER TURN-ON. BACKFLOW TEST FORMS ARE AVAILABLE AT PUBLIC UTILITIES' CONTRACTS AND AGREEMENTS OFFICE.

L. GENERAL WATER, SEWER AND STORM DRAIN REQUIREMENTS -
ALL WATER, FIRE AND SEWER SERVICES STUBBED TO A PROPERTY MUST BE USED OR WATER AND FIRE SERVICES MUST BE KILLED AT THE MAIN AND SEWER LATERALS CAPPED AT PROPERTY LINE PER PUBLIC UTILITIES REQUIREMENTS. ALLOWABLE SERVICES TO BE KEPT WILL BE AS DETERMINED BY THE PUBLIC UTILITIES PROJECT ENGINEER. ALL WATER AND FIRE SERVICE KILLS AND SEWER LATERAL CAPS ARE TO BE KILLED AND CAPPED AS DETERMINED AND VISUALLY VERIFIED BY THE ON-SITE PUBLIC UTILITIES INSPECTOR.

ALL MANHOLES, HYDRANTS, VALVES, CLEAN-OUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER PUBLIC UTILITIES STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS AND VALVES PER PUBLIC UTILITIES STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUDED OR SEALED AS REQUIRED BY THE PUBLIC UTILITIES INSPECTOR. ALL MANHOLE, CLEANOUT BOX OR CATCH BASIN DISCONNECTIONS MUST BE REPAIRED AND GROUDED AS REQUIRED BY THE ON-SITE PUBLIC UTILITIES INSPECTOR.

CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION. UTILITY TRENCHING, BACKFILL, AND PIPE ZONE AS PER SLC PUBLIC UTILITIES, UTILITY INSTALLATION DETAIL.



LAYTON
1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

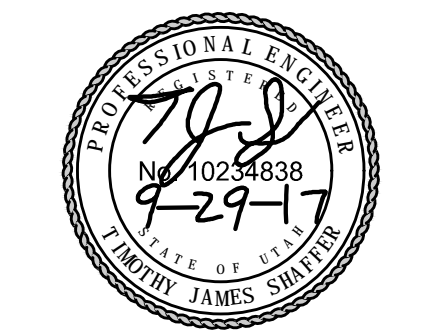
RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CW THE RUTH, LLC
1222 WEST LEGACY CROSSING BLVD, #5
CENTERVILLE, UTAH 84014

CONTACT:
JAKE WILLIAMS
PHONE: 801-425-6520

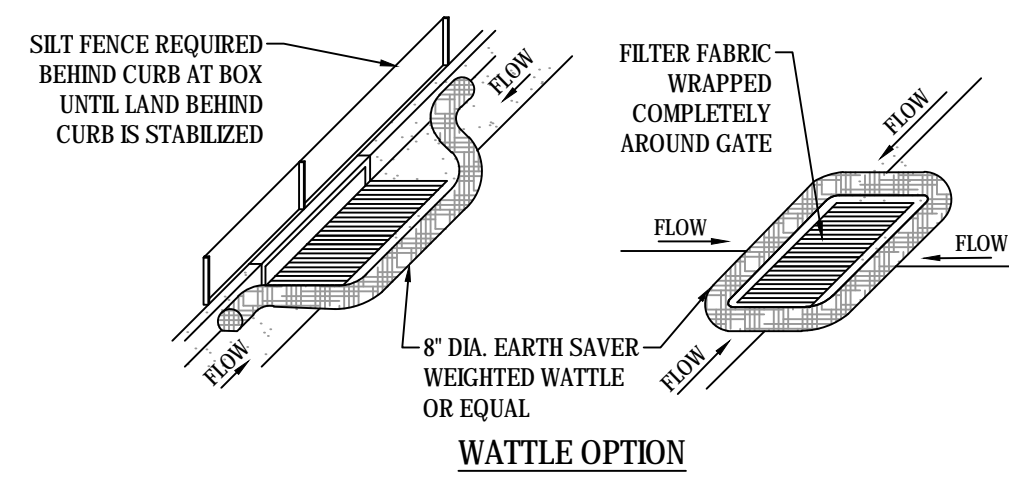
THE RUTH TOWNHOMES
275 WEST 800 SOUTH STREET
SALT LAKE CITY, UTAH 84101



**SALT LAKE CITY
PUBLIC UTILITIES
GENERAL NOTES**

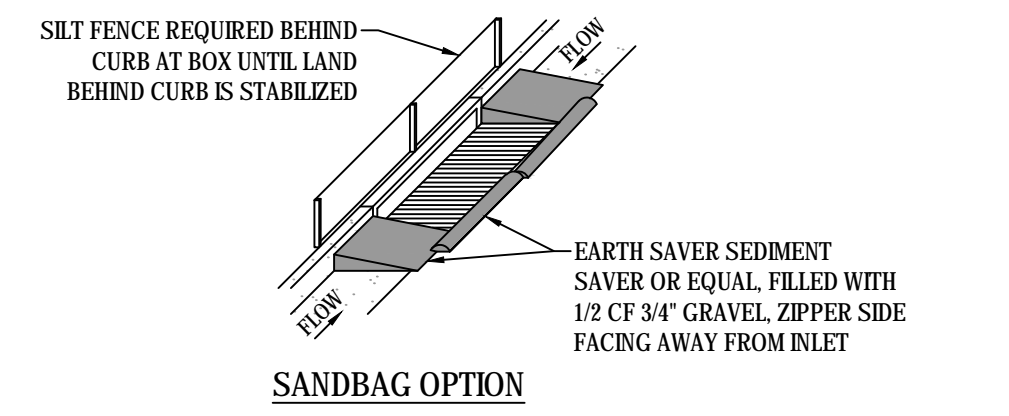
PROJECT NUMBER: 7389
PRINT DATE: 9/28/17
DRAWN BY: A.SHELLEY
CHECKED BY: K.RUSSELL
PROJECT MANAGER: K.RUSSELL

C-002



NOTES:

1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BIWEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 90% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6\"/>

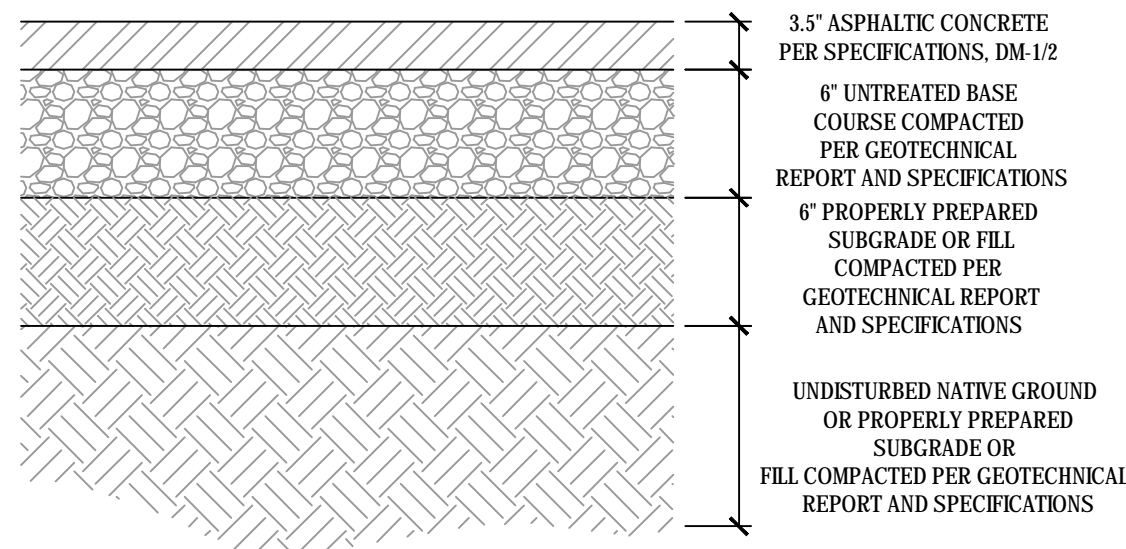


1 SAG INLET PROTECTION

SCALE: NONE

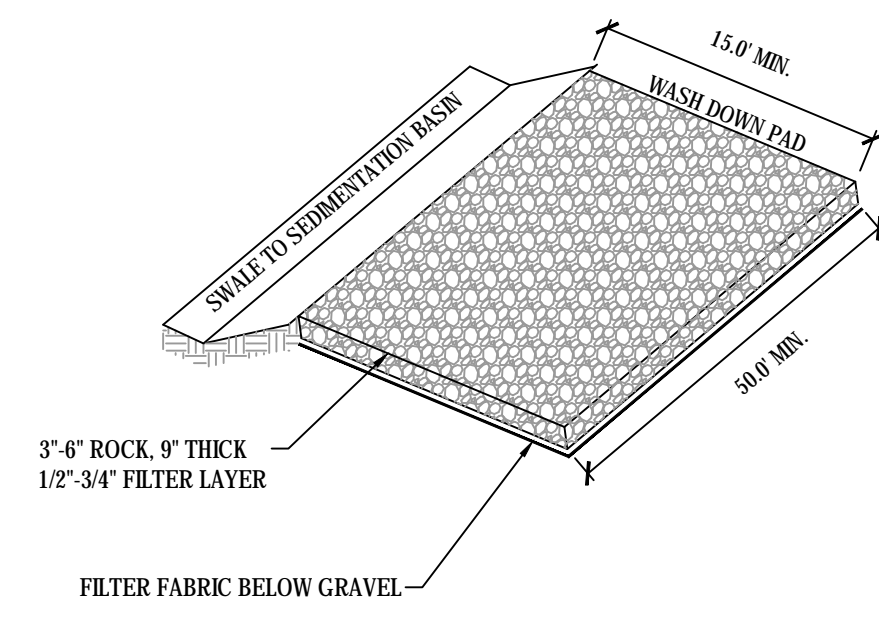
ASPHALT NOTES

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD NOT EXCEED 8\"/>



5 STANDARD ASPHALT SECTION

SCALE: NONE



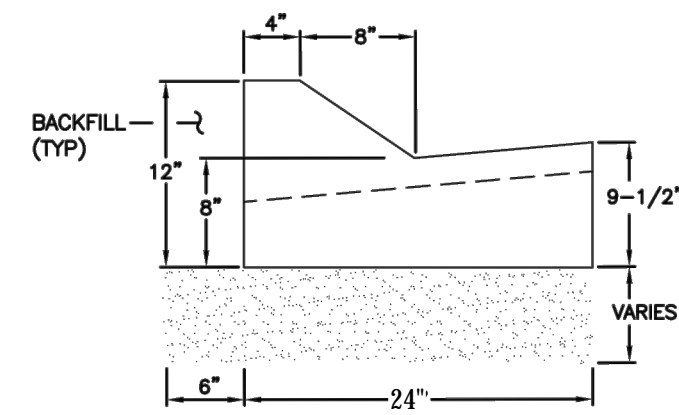
NOTE:

1. PLACE SIGN ADJACENT TO ENTRANCE - CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION

2 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE

BACKFILL BEHIND CURB BEFORE PAVING AGAINST LIP OF GUTTER



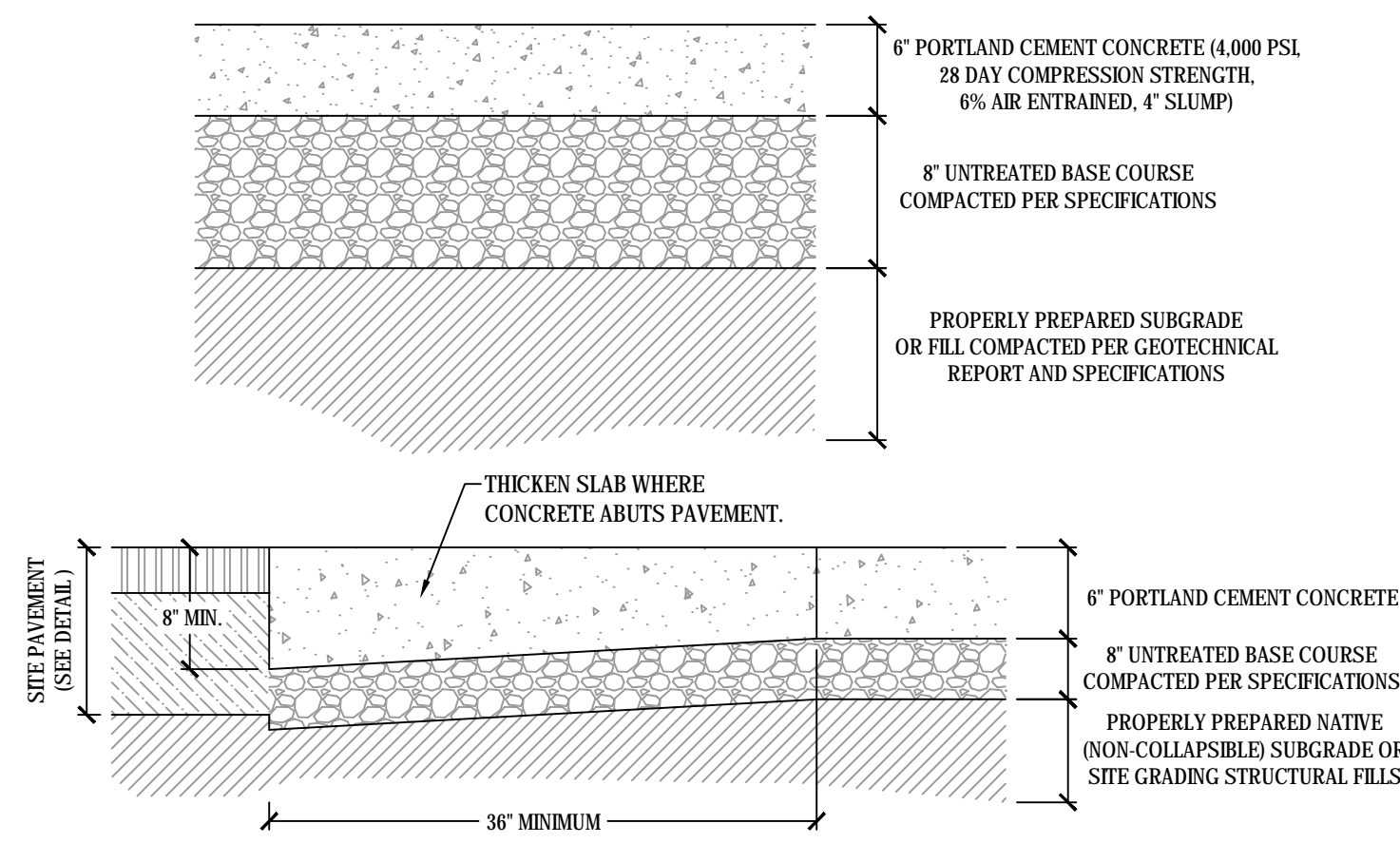
MODIFIED TYPE F

Curb and gutter

1. GENERAL
 - A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
 - B. Additional requirements are specified in APWA Section 32 16 13.
2. PRODUCTS
 - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
 - C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
 - D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
3. EXECUTION
 - A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (s=0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - B. Concrete Placement: APWA Section 03 30 10.
 - 1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.
 - 2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
 - 3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
 - C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

6 MODIFIED TYPE 'F' CURB AND GUTTER APWA PLAN #205

SCALE: NONE

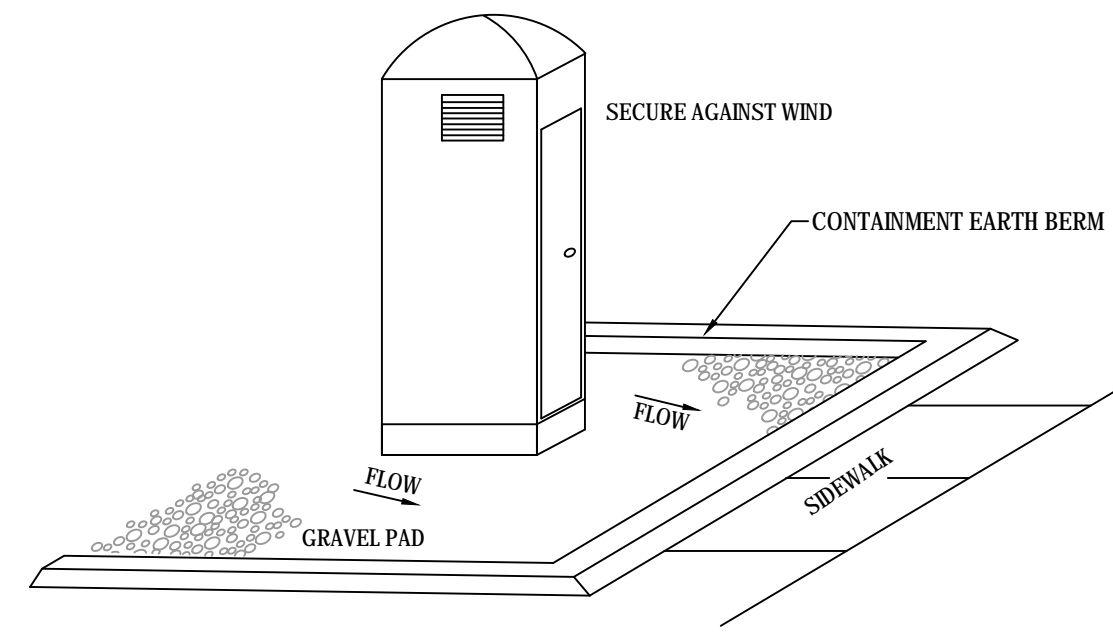


9 DUMPSTER PAD / APRON SECTION

SCALE: NONE

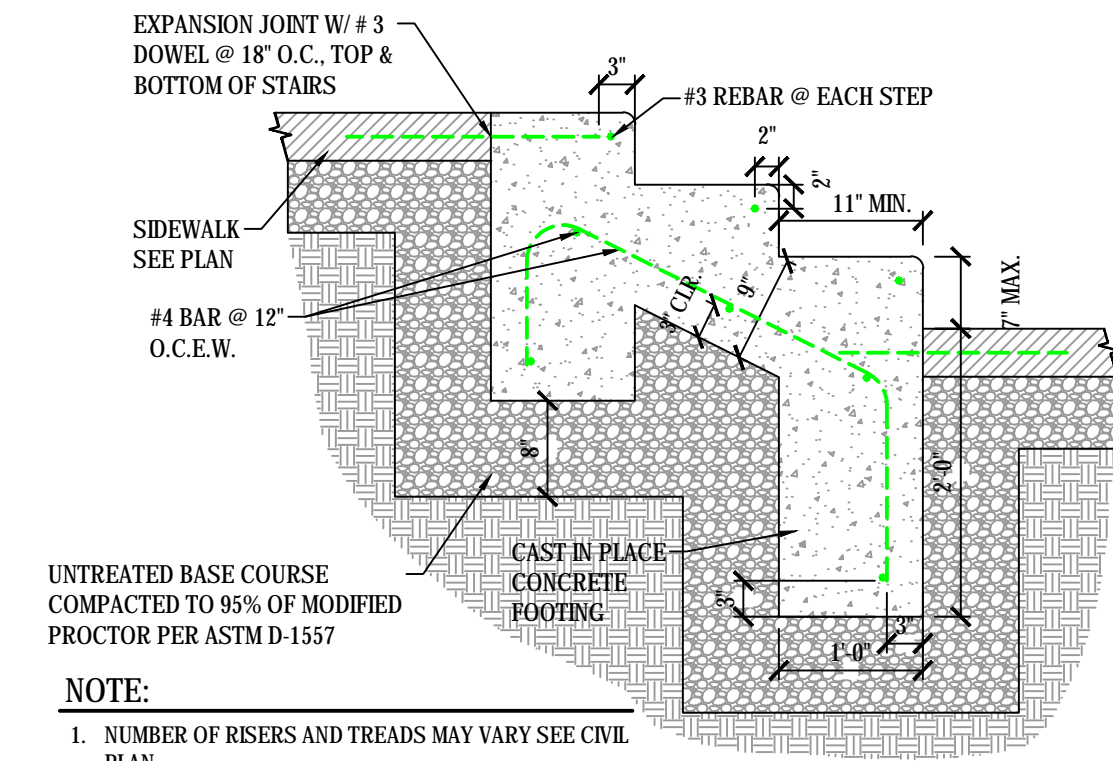
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SCALE: NONE



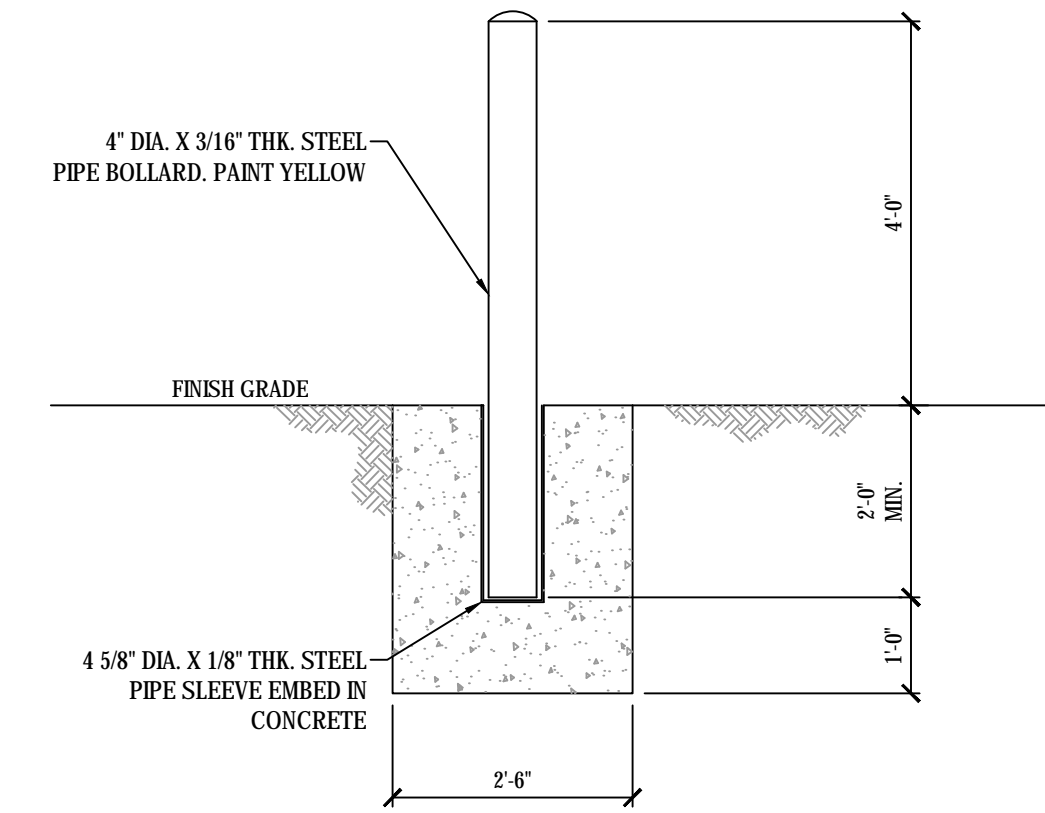
3 PORTABLE TOILET

SCALE: NONE



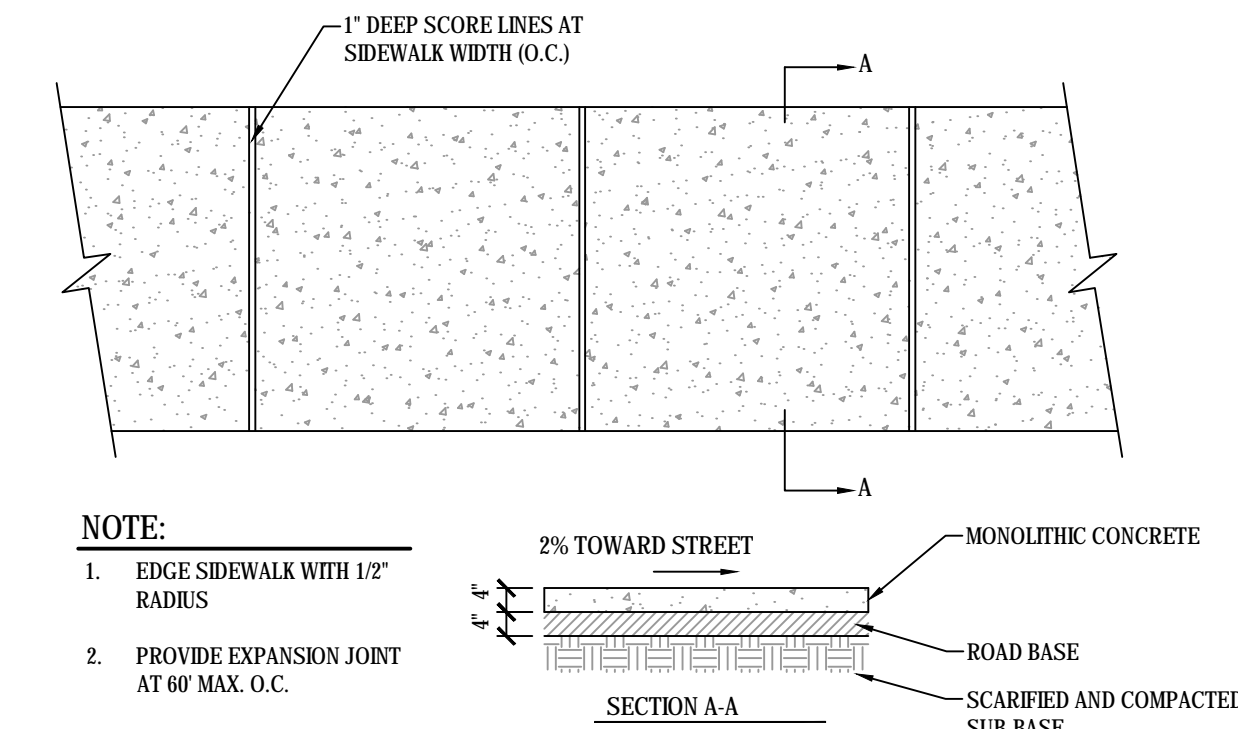
7 STAIR DETAIL

SCALE: NONE



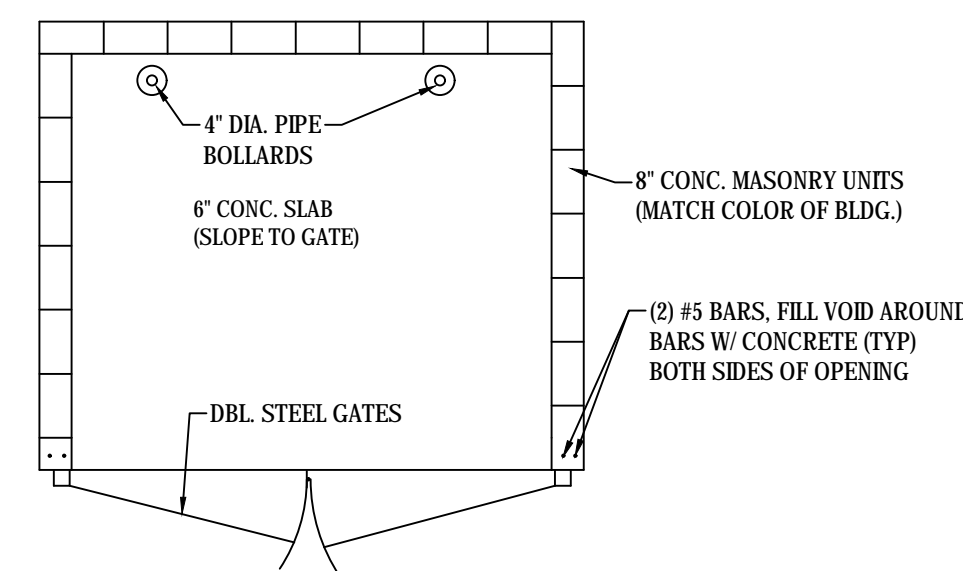
4 4\"/>

SCALE: NONE



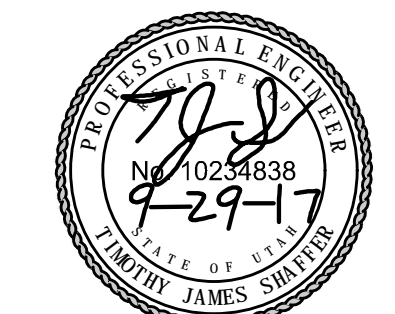
8 CONCRETE SIDEWALK

SCALE: NONE



11 TRASH ENCLOSURE

SCALE: NONE



DETAILS

ATTACHMENT E: PHOTOS OF SUBJECT PROPERTY



Photo of Subject Property



Photo of Abutting Properties to the South



Photo of Adjacent Properties to the North



Photo of Adjacent Properties to the North



Photo of Adjacent Property to the North West



Photo of Adjacent Property to the West

ATTACHMENT F: EXISTING CONDITIONS

Central Community Master Plan Discussion

The subject property is located within the Central Community Master Plan (November 1, 2005) and **is designated on the future land use map as “Central Business District Support”**. The abutting and adjacent properties are similarly designated in the master plan. Central Business District Support, is described in the Commercial Land Use Designation within the Central Community Master Plan, with the following:

The intent of the Central Business District designation is to increase multiple land use activities within a dense urban area following the guidelines established in the Downtown Master Plan. The area should become a 24-hour center of activity, with increased use of mass transit. This designation includes a CBD boundary and transition district. The CBD includes business and financial institutions, regional retail shopping and services, restaurants, high intensity employment uses, corporate headquarters, and high-density housing.

The proposal is generally complying with the following land use policies:

CLU-1.3 – Central Business District: Increase multiple land use activities within a dense urban area **following the guidelines established in the Downtown Master Plan and in the City Council’s** Downtown Economic Development Policy. The area should become a 24-hour center of activity.

CLU-2.4 – Encourage mixed use development opportunities that integrate diverse land uses in the same building or cluster of buildings in the Central Business District and the high-density transit oriented development areas.

CLU-2.5 – Encourage the use of industrial/commercial condominiums for mixing business uses.

CLU-3.1 – Support balanced business development near and in Central Community transit oriented development districts.

CLU-4.2 – Ensure commercial land development does not disrupt existing low-density residential neighborhood patterns and follows future land use designations.

CLU-4.4 – Encourage relocation of incompatible commercial uses in residential areas to more suitable commercial sites.

CLU-4.6 – Ensure that new development in areas where non-residential and residential land uses are mixed, preserves viable residential structures that contribute to the neighborhood fabric and character.

The proposal to redevelop the subject property is in-line with the existing base zone, zoning designation in the Central Community Master Plan and the applicable policy statements.

FB-UN2 Zoning Standard for Row House Building Form	Finding	Rationale
Minimum Lot Size: 1,500 Square Feet.	Complies. The total combined square footage of the lot is 21,801.	Total area of lot proposed for the row house building form complies with this standard. Each row house building form requires 1,000 square feet of lot area. The proposed individual lot sizes for the row houses comply with this standard.

		There is no reduction requested for the lot size requirements for the proposed single-family row houses.
Dwelling units per building form: Minimum of 3; maximum of 5	Complies	The proposal complies with this standard. Each row house proposed does not exceed the maximum of 5.
Number of building forms per lot: 1 building form permitted for every 1,000 sq ft of lot area	Complies	The proposal complies with this standard. The proposed 17 single-family attached row houses have approximately 17,000 square feet.
Height: 4 stories with a maximum of 50'. 5 stories with a maximum of 65' on parcels located on the corners of West Temple at 800 or 900 South, 200 West at 700, 800 or 900 South, 200 West at Fayette Avenue, and 300 West at 800 or 900 South. All heights measured from established grade	Complies	According to the submitted plans, the height proposed for the residential buildings is approximately 29'.
Front and corner side yard setback: No minimum; maximum 10'	Complies	According to the submitted plans, there is no front or corner side yard being provided. A lease agreement will be required for this development.
Required build-to: Minimum of 50% of street facing façade shall be built to the minimum setback line	Complies	According to the submitted plans, the street facing façade exceeds the 50% requirement.
Interior side yard: Minimum of 15' along a side property line adjacent to FB-UN1, otherwise 4' setback required. Parcels separated by an alley are not considered adjacent.	Complies with Planned Development Approval	According to the submitted plans, the applicant is requesting a reduction for the interior side yard along the eastern portion of the southern property line. The reduction is from 4' to 3'. The additional setback of 15' isn't required, since the property isn't adjacent to the FB-UN1.
Rear yard: Minimum of 25' when rear yard is adjacent to FB-UN1 otherwise no setback required. Parcels separated by an alley are not considered adjacent.	Complies	According to the submitted plans, there is no rear yard setback provided, since the property isn't adjacent to the FB-UN1 zone.
Upper level step back: When adjacent to lot in the FB-UN1, buildings shall be stepped back 1 additional foot for every foot of building height above 35'. When a parcel in the FB- UN2 district is separated from a parcel in the FB-UN1 district by an alley, the width of the alley may be counted toward the upper level step back	Not Applicable	The single-family attached row houses do not exceed 29 feet in height. Additionally, this subject parcel is not adjacent to the FB-UN1 zoning district.
Surface parking in front and corner side yards: Not permitted	Complies	The applicant is not proposing surface parking in the front or the corner side yards.
Vehicle access: If off street parking is provided, vehicle access from an alley is required when property is served by a public or private alley with access rights. Vehicle access from street is only permitted when no alley access exists.	Complies	According to the submitted plans, the row houses and the commercial structure will have vehicle access from the abutting alley to the east.

If pull through parking is required by fire or other code, ingress shall be from street and egress onto alley.		
Vehicle access width at street: When a one-way vehicle drive is included in a development, no vehicle drive or curb cut may exceed 12' in width. When a multidirectional drive is included, a curb cut may not exceed 24' in width.	Complies	The vehicle access provided is located off of the alley to the east and is approximately 23'9" in width.
Vehicle access from street design standards: If vehicle access is from a street, the following additional design standards shall apply: garage entry shall have a minimum 20' setback from property line; garage entry may not exceed 50% of first floor building width; one-way garage entry may not exceed 14' in width; multiway garage entry may not exceed 26' in width; garage door or gate shall be constructed of durable building materials and compatible with building design.	Not Applicable	The proposal does not include a vehicle access from a street.
Driveway location: The minimum distance between curb cuts shall be 12' . Driveways shall be at least 6' from abutting property lines for a depth of 10' unless shared. Driveways shall be at least 12' from property lines adjacent to a street corner or 5' from the point of tangency of the curb return, whichever is greater. Abandoned curb cuts shall be removed and replaced with city standard curb.	Complies	The driveways and garages are not accessed from the street. The proposal incorporates attached garages that are accessed from the abutting alley. No driveway or garage will be accessed from the street for this proposal.
Vehicle access and parking compliance: All new drive approaches, driveways, and parking lots shall comply with form based urban neighborhood regulations, and all other applicable sections of this code. Existing drive approaches, driveways, and parking lots shall be made compliant with form based urban neighborhood regulations upon change of use, increase in parking, or building additions greater than 25% of the footprint of the structure or 1,000 square feet, whichever is less.	Complies	Driveways and drive approaches will be located on the abutting alley to the east and on the interior of the lot.
Parking on separate lots: Parking may be provided on an adjacent lot, or in a common area associated with the development, or within 500' of the property. If located on an adjacent parcel or on a parcel within 500', the proposed location of the parking shall contain a principal building and the parking shall be located behind a principal building.	Not Applicable	The applicant is not proposing to locate any of the parking on an associated lot.
Attached garages and carports: Attached garages and carports are required to be accessed from the rear yard where the rear yard is accessible by an alley with access rights to the subject property. If there is no access to the rear yard, an attached garage may be accessed from the front or corner side yard provided that the garage door (or doors) is no wider than 50% of the front façade of the structure and the entry to the garage is set back at least 10' from the street facing building façade and at least 20' from a public sidewalk. Side loaded garages are permitted.	Complies	The attached garages are accessed from the rear and the interior of the subject property.
Building Entry: A minimum of one main entry with an entry feature facing a public street or walkway, excluding alleys, is required. The	Complies with entry features A.	a. Each residential unit contains an entry that faces the public way.

<p>main entry is the primary pedestrian entrance into a building. Two-family dwelling buildings shall have a minimum of one main entry with porch or stoop for at least one of the dwelling units facing a street. The main entry for the second dwelling unit may face the street or side yard, but must also have a porch or stoop entrance. Where required, the building entry must be one of the following:</p> <ul style="list-style-type: none"> a. Front entrance: Door on the same plane as street facing façade; b. Recessed entrance: inset behind the plane of the building no more than ten feet (10'). If inset, then the side walls of the inset must be lined with clear glass. Opaque, smoked, or darkened glass is not permitted; or c. Corner entrance: Entry that is angled or an inside corner located at the corner of two (2) intersecting streets. d. Number: Every building shall have at least one entry for every seventy five feet (75') of building façade along a public or private street, alley or greenway. 		
<p>Encroachments: A permitted entry feature may encroach into a required yard provided no portion of the porch is closer than five feet (5') to the front property line.</p>	<p>Complies</p>	<p>There are no encroachments provided.</p>
<p>Pedestrian Connections: Where required, the following pedestrian connection standards apply:</p> <ul style="list-style-type: none"> a. The connection shall provide direct access from any building entry to the public sidewalk or walkway. b. The connection shall comply with the Americans with disabilities act (ADA) standards for accessibility. c. The connection shall be fully paved and have a minimum width of four feet (4'). d. The connection shall be separated from vehicle drive approaches and drive lanes by change in grade and a wheel stop if the walkway is less than eight feet (8') wide. e. Pedestrian connections that lead directly from the sidewalk to the primary building entrance may contain wing walls, no taller than two (2') in height for seating landscaping, etc. 	<p>Complies</p>	<ul style="list-style-type: none"> a. Each residential unit connects to the provided public sidewalk. b. The connection will be ADA accessible. c. The connection is approximately 4' in width. d. The walkways are not connected to any drive lanes or approaches. e. There are no wing walls provided.
<p>Ground Floor Transparency: Where required, the ground floor transparency standards apply:</p> <ul style="list-style-type: none"> a. Minimum of sixty percent (60%) of street facing façade, located between two (2) and eight feet (8) above the grade of the sidewalk, shall be 	<p>Complies</p>	<ul style="list-style-type: none"> a. The applicant is providing 53.5% transparency on the proposed ground floor. b. The applicant is also providing a 6 foot visual clearance of glass on the ground floor. c. Not applicable.

<p>transparent glass. This may be reduced to twenty percent (20%) if the ground floor is within one of the following building types: urban house, two-family, cottage and row house.</p> <p>b. There must be visual clearance behind the glass for a minimum of six feet (6'). Three dimensional display windows at least six feet (6') deep are permitted and may be counted toward the sixty percent (60%) glass requirement.</p> <p>c. Ground floor windows of commercial uses shall be kept clear at night, free from any window covering, with internal illumination. When ground floor glass conflicts with the internal function of the building, other means shall be used to activate the sidewalk, such as display windows, public art, architectural ornamentation or detailing or other similar treatment.</p> <p>d. 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 façade, shall comply with these standards.</p>		<p>d. Not applicable.</p>
<p>Building Materials: A minimum of seventy percent (70%) of any street facing building façade shall be clad in high quality, durable, natural materials, such as stone, brick, wood lap siding, fiber cement board siding, shingles or panel sided, and glass. Other materials may count up to thirty percent (30%) of the street facing building façade. Exterior insulation and finishing systems (EIFS) is permitted for trim only.</p>	<p>Complies</p>	<p>The proposed materials are high quality durable materials and include: stucco, cedar or composite siding and GFRC board.</p>
<p>Open Space: A minimum of ten percent (10%) of the lot area shall be provided for open space. Open space may include landscaped yards, patio, dining areas, common balconies, rooftop gardens, and other similar outdoor living spaces. Private balconies shall not be counted toward the minimum open space requirement. Required parking lot landscaping or perimeter parking lot landscaping shall also not count toward the minimum open space requirement.</p>	<p>Complies</p>	<p>The applicant is proposing 13.7% open space.</p>
<p>Building Fenestration: No building wall that faces onto a street shall exceed more than thirty (30') in length without being interrupted by windows, doors, or change of building wall plane that results in an offset of at least twelve inches (12").</p>	<p>Complies</p>	<p>The proposed residential elevations have frequent interruptions of fenestration and doors.</p>
<p>Residential Balconies: All street facing residential units above the ground floor or level shall contain a usable balcony that is a minimum of four feet (4') in depth. Balconies may overhang any required yard.</p>	<p>Complies</p>	<p>The residential units are established at the ground floor. This is not a requirement.</p>

FB-UN2 Zoning Standard for Commercial Storefront Building Form	Finding	Rationale
Minimum Lot Size: 4,000 Square Feet.	Complies with Planned Development approval.	The total square footage of the lot is approximately 21,801 square feet. The 17 attached single-family row houses require, approximately 17,000 square feet. There is 4,000 square feet remaining for the commercial storefront.
Dwelling units per building form: No minimum or maximum	Not Applicable	
Number of building forms per lot: 1 building form permitted for every 4,000 sq ft of lot area	Complies	The 17 attached single-family row houses require, approximately 17,000 square feet. There is approximately 4,000 square feet remaining for the commercial storefront.
Height: 4 stories with a maximum of 50'. 5 stories with a maximum of 65' on parcels located on the corners of West Temple at 800 or 900 South, 200 West at 700, 800 or 900 South, 200 West at Fayette Avenue, and 300 West at 800 or 900 South. All heights measured from established grade	Complies	According to the submitted plans, the commercial storefront is approximately 30' in height.
Front and corner side yard setback: No minimum; maximum 10'	Complies	According to the submitted plans, the applicant is not providing a front or corner side yard setback.
Required build-to: Minimum of 50% of street facing façade shall be built to the minimum se	Complies	The commercial storefront structure is proposed at the minimum setback line.
Interior side yard: Minimum of 15' along a side property line adjacent to FB-UN1, otherwise no setback required. Parcels separated by an alley are not considered adjacent.	Complies	There is no setback required.
Rear yard: Minimum of 20' when rear yard is adjacent to FB-UN1	Complies	The subject property is not adjacent to the FB-UN1 zoning district.
Upper level step back: When adjacent to lot in the FB-UN1, buildings shall be stepped back 1 additional foot for every foot of building height above 35'. When a parcel in the FB-UN2 district is separated from a parcel in the FB-UN1 district by an alley, the width of the alley may be counted toward the upper level step back	Not Applicable	The maximum height of the commercial structure is approximately 30'.

Surface parking in front and corner side yards: Not permitted	Complies	The applicant is not proposing surface parking.
Vehicle access: If property is less than 30' wide , vehicle access from an alley is required when property is served by a public or private alley with access rights. If no alley access exists, only 1 vehicle access point from a street may be permitted. If property is 30' wide or more, only 1 vehicle access point from a street may be permitted. If property is served by a public or private alley, ingress shall be from street and egress onto alley unless otherwise permitted by this section Corner lots with a minimum width of 120', may have 1 vehicle access point per street frontage. Vehicle access may be one-way or multidirectional	Complies	According to the submitted plans, the row houses and the commercial structure will have vehicle access from the abutting alley to the east.
Vehicle access width at street: When a one-way vehicle drive is included in a development, no vehicle drive or curb cut may exceed 12' in width. When a multidirectional drive is included, a curb cut may not exceed 24' in width.	Complies	The vehicle access provided is located off of the alley to the east and is approximately 23'9" in width.
Vehicle access from street design standards: If vehicle access is from a street, the following additional design standards shall apply: garage entry shall have a minimum 20' setback from property line; garage entry may not exceed 50% of first floor building width; one-way garage entry may not exceed 14' in width; multiway garage entry may not exceed 26' in width; garage door or gate shall be constructed of durable building materials and compatible with building design.	Not Applicable	The proposal does not include a vehicle access from a street.
Driveway location: The minimum distance between curb cuts shall be 12' . Driveways shall be at least 6' from abutting property lines for a depth of 10' unless shared. Driveways shall be at least 12' from property lines adjacent to a street corner or 5' from the point of tangency of the curb return, whichever is greater. Abandoned curb cuts shall be removed and replaced with city standard curb.	Complies	The driveways and attached garages are not accessed from the street. The proposal incorporates attached garages that are accessed from the abutting alley. No driveway or garage will be accessed from the street within this proposal.
Vehicle access and parking compliance: All new drive approaches, driveways, and parking lots shall comply with form based urban neighborhood regulations, and all other applicable sections of this code. Existing drive approaches, driveways, and parking lots shall be made compliant with form based urban neighborhood regulations upon change of use, increase in parking, or building additions greater than 25% of the footprint of the structure or 1,000 square feet, whichever is less.	Complies	Driveways and drive approaches will be located on the abutting alley to the east and on the interior of the lot.
Parking on separate lots: Parking may be provided on an adjacent lot, or in a common area associated with the development, or within 500' of the property. If located on an adjacent parcel or on a parcel within 500', the	Not Applicable	Applicant is not proposing to locate any of the parking on an associated lot.

proposed location of the parking shall contain a principal building and the parking shall be located behind a principal building.		
Attached garages and carports: Attached garages and carports are required to be accessed from the rear yard where the rear yard is accessible by an alley with access rights to the subject property. If there is no access to the rear yard, an attached garage may be accessed from the front or corner side yard provided that the garage door (or doors) is no wider than 50% of the front façade of the structure and the entry to the garage is set back at least 10' from the street facing building façade and at least 20' from a public sidewalk. Side loaded garages are permitted.	Not applicable	The additional building form provided complies with this standard.
Building Entry: A minimum of one main entry with an entry feature facing a public street or walkway, excluding alleys, is required. The main entry is the primary pedestrian entrance into a building. Two-family dwelling buildings shall have a minimum of one main entry with porch or stoop for at least one of the dwelling units facing a street. The main entry for the second dwelling unit may face the street or side yard, but must also have a porch or stoop entrance. Where required, the building entry must be one of the following: <ul style="list-style-type: none"> a. Front entrance: Door on the same plane as street facing façade; b. Recessed entrance: inset behind the plane of the building no more than ten feet (10'). If inset, then the side walls of the inset must be lined with clear glass. Opaque, smoked, or darkened glass is not permitted; or c. Corner entrance: Entry that is angled or an inside corner located at the corner of two (2) intersecting streets. Number: Every building shall have at least one entry for every seventy five feet (75') of building façade along a public or private street, alley or greenway.	Complies	The commercial storefront structure complies with A and C.
Encroachments: A permitted entry feature may encroach into a required yard provided no portion of the porch is closer than five feet (5') to the front property line.	Complies	No encroachments are proposed.
Pedestrian Connections: Where required, the following pedestrian connection standards apply: <ul style="list-style-type: none"> a. The connection shall provide direct access from any building entry to the public sidewalk or walkway. b. The connection shall comply with the Americans with disabilities act (ADA) standards for accessibility. c. The connection shall be fully paved and have a minimum width of four feet (4'). d. The connection shall be separated from vehicle drive approaches and 	Complies	The proposed commercial storefront complies with A-C and does not include any driveways or approaches.

<p>drive lanes by change in grade and a wheel stop if the walkway is less than eight feet (8') wide.</p> <p>Pedestrian connections that lead directly from the sidewalk to the primary building entrance may contain wing walls, no taller than two (2') in height for seating landscaping, etc.</p>		
<p>Ground Floor Transparency: Where required, the ground floor transparency standards apply:</p> <ul style="list-style-type: none"> a. Minimum of sixty percent (60%) of street facing façade, located between two (2) and eight feet (8) above the grade of the sidewalk, shall be transparent glass. This may be reduced to twenty percent (20%) if the ground floor is within one of the following building types: urban house, two-family, cottage and row house. b. There must be visual clearance behind the glass for a minimum of six feet (6'). Three dimensional display windows at least six feet (6') deep are permitted and may be counted toward the sixty percent (60%) glass requirement. c. Ground floor windows of commercial uses shall be kept clear at night, free from any window covering, with internal illumination. When ground floor glass conflicts with the internal function of the building, other means shall be used to activate the sidewalk, such as display windows, public art, architectural ornamentation or detailing or other similar treatment. <p>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 façade, shall comply with these standards.</p>	Complies	<ul style="list-style-type: none"> a. Contains 70.9% transparency b. There is a visual clearance of 6'. c. There are no proposed window coverings or uses proposed that would conflict with this standard.
<p>Building Materials: A minimum of seventy percent (70%) of any street facing building façade shall be clad in high quality, durable, natural materials, such as stone, brick, wood lap siding, fiber cement board siding, shingles or panel sided, and glass. Other materials may count up to thirty percent (30%) of the street facing building façade. Exterior insulation and finishing systems (EIFS) is permitted for trim only.</p>	Complies	The proposed materials are stucco, linear clad siding, concrete skin and glass.
<p>Open Space: A minimum of ten percent (10%) of the lot area shall be provided for open space. Open space may include landscaped yards, patio, dining areas, common balconies, rooftop gardens, and other similar outdoor living spaces. Private balconies shall not be counted toward the minimum open space requirement. Required parking lot landscaping or perimeter parking lot landscaping shall also not count toward the minimum open space requirement.</p>	Complies	The development contains 13.7% open space.
<p>Building Fenestration: No building wall that faces onto a street shall exceed more than thirty (30') in length without being</p>	Complies	The commercial storefront is approximately 60'2" in length on the northern elevation and 30'4" in length

interrupted by windows, doors, or change of building wall plane that results in an offset of at least twelve inches (12") .		on the western elevation. The building wall is primarily glass that is interrupted by GFRC (concrete skin). The glass continues at that point beyond the GFRC.
Residential Balconies: All street facing residential units above the ground floor or level shall contain a usable balcony that is a minimum of four feet (4') in depth . Balconies may overhang any required yard.	Not Applicable	

21A.36.010 Use of Land and Buildings

- B. Frontage of Lots on Public Street: All lots shall front on a public street unless specifically exempted from this requirement by other provisions of this title

Frontage of Lot on Public Street	All lots shall front on a public street	6 lots without frontage	Modifications requested through the Planned Development process.
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ATTACHMENT G: ANALYSIS OF 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>Complies</p>	<p>The purpose statement for a Planned Development States:</p> <p>“A planned development is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Further, a planned development implements the purpose statement of the zoning district in which the project is located, utilizing an alternative approach to the design of the property and related physical facilities. A planned development will result in a more enhanced product than would be achievable through strict application of land use regulations, while enabling the development to be compatible and congruous with adjacent and nearby land developments”</p> <p>The proposed planned development would result in 17 single-family attached row houses and one new commercial storefront. This development will create a unique combination and coordination of architectural styles found within the neighborhood as well as intended for the zone. Additionally, the development is creating a pleasing environment through providing a mix of architectural styles and design elements. The proposal is also eliminating an incompatible use through the redevelopment of the site. The utilization of the objectives within the proposal will create a more beneficial development than the existing building. This particular development would not be feasible without a planned development, due to the lots without street frontage and modification of building forms and lot dimensions.</p> <p>The applicant has stated that the project meets objectives A, D, E, F and G; however, staff finds that the project meets A, D and F. (Only one objective must be met to go through the Planned Development process).</p> <p>A. Combination and coordination of architectural styles, building forms, building materials and building relationships; The proposed 7 new single-family structures coordinate well with each other and coordinate well with the surrounding neighborhood. The surrounding properties</p>

		<p>vary in architectural styles. The proposed development will have accents of period revival styles to aid in the visual compatibility of the structures. Additionally, the proposed materials will mirror the traditional materials that are primarily utilized in the neighborhood, with accents of contemporary materials to help place the structures within their own time. The feature that alters from the neighboring properties is the proposed pitch of the roof. The wall height and roof pitch differs from the abutting properties, however each existing structure within this neighborhood could alter their wall height and roof height to accommodate additional space. The proposed structures will provide a new variety of housing types within the neighborhood.</p> <p>D. Use of design, landscape, or architectural features to create a pleasing environment: The proposal meets this objective with the utilization of the proposed structures within a well-landscaped area. Additionally, the design of the homes and surrounding landscape promotes the development creates a well-landscaped area that provides buffering for the neighboring properties and ideal amenities within the development.</p> <p>F. Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation;</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</p>	<p>As demonstrated in Attachment E – Existing Conditions, Staff finds that the proposal is consistent with adopted policies.</p> <p>The proposed uses, which include row houses and a commercial storefront, are permitted and anticipated uses in the FB-UN2 zoning district. The proposal would replace a nonconforming use with 17 single-family attached row houses and a commercial storefront at the corner. Mixed development with residential and commercial uses is predominant in this neighborhood. The proposal is compatible in terms of footprint and scale.</p>
<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> <p>1. Whether the street or other adjacent street/access; means of access to the site</p>	<p>Complies</p>	<p>1. The property is proposing access from an abutting alley that runs north to south off of 800 south. The existing commercial structure is accessed from available curb cuts along 300 west and 800 south. The proposed development only includes the access from the alley. The redevelopment of the site is not expected to cause detrimental impacts to the service level on 300 west or 800 south.</p>

<p>provide the necessary ingress/egress without materially degrading the service level on such street/access or any</p> <p>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:</p> <ul 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. <p>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;</p> <p>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;</p> <p>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</p> <p>6. Whether the intensity, size, and scale of the proposed planned development is 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>The alley will provide sufficient ingress and egress from the site. The alley is existing, but the main access for service to the site are the provided curb cuts along 300 west and 800 south. The service level of both 800 south and 300 west will not be substantially impacted from the redevelopment of the site. The alley will adequately provide ingress and egress.</p> <p>2.</p> <ul style="list-style-type: none"> a. The site is accessed from the abutting alley off of 800 south. All existing traffic will be isolated to 800 south, as well. The proposed development of 17 single-family attached row houses and one commercial storefront should not detrimentally impact 800 south. b. Each single-family attached row house structure will contain two off-street parking spaces. The commercial storefront structure does not require off-street parking. There should be some anticipated on-street parking associated with the commercial use on this site. c. This is not a substantially high density residential or commercial development and is not expected to have a high traffic generation that would impair the use or enjoyment of adjacent properties. The hours of peak traffic to the subject property will be compatible with surrounding uses. <p>3. The circulation of traffic will be isolated to the interior of the development. The access is provided off of 800 south onto the abutting alley. There are no additional curb cuts provided. The circulation and traffic flow should not impact the adjacent properties. Additionally, the circulation system and the provided access will not impact the pedestrian access. There are no proposed driveways or curb cuts that cross a pedestrian walkway.</p> <p>4. The development will be required to comply with all requirements specified from public utilities.</p> <p>5. The requested reduced interior side yard, lots without street frontage and the reduced lot square footage modifications should not result in any mitigation measures. Adverse impacts are not anticipated with this development.</p> <p>6. The proposed development is located within a zoning district that anticipates the size, scale and intensity of the proposed development. The property to the east has been redeveloped with a multi-family use and the additional abutting and adjacent properties could be similarly developed.</p>
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		The proposal is not subject to conditional building and site design review standards.
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;	Complies	There are no existing trees on the site. All of the proposed landscaping will need to comply with the “water wise or low water plants” required by 21A.48.055: “Water Efficient Landscaping” section of the zoning ordinance.
E. Preservation: The proposed planned development shall preserve any historical, architectural, and environmental features of the property;	Complies	Since the subject property is located outside of a locally designated district, it is not subject to local regulations. There are no historical, architectural, or environmental features on this site that warrant preservation.
F. Compliance With Other Applicable Regulations: The proposed planned development shall comply with any other applicable code or ordinance requirement.	Complies	The Planned Development is also being reviewed for compliance with the subdivision standards for preliminary subdivisions. The Planned Development is subject to all other department and division requirements and conditions.

ATTACHMENT H: ANALYSIS OF STANDARDS- PRELIMINARY SUBDIVISION

20.16.100: STANDARDS OF APPROVAL FOR PRELIMINARY PLATS: All preliminary plats for subdivisions and subdivision amendments shall meet the following standards:

Standard	Finding	Rationale
A. The subdivision complies with the general design standards and requirements for subdivisions as established in Chapter 10.21 of the Subdivision Title	Complies – pending Planned Development approval.	The applicant is requesting to modify subdivision and zoning standards through the Planned Development process. The following subdivision modification is proposed for this development: <ul style="list-style-type: none"> Section 20.12.E. Access to Public Streets
B. All buildable lots comply with all applicable zoning standards	Complies – pending Planned Development approval	The overall proposal complies with lot area standards when calculated together. However, the commercial storefront building form is not meeting the minimum lot size requirement. The applicant is seeking a modification of these standards through the Planned Development process.
C. All necessary and required dedications are made;	Complies – pending compliance with Department Comments	The proposed preliminary plat does not include any right-of-way dedications. Utility and drainage easements will be determined prior to the final subdivision process. Compliance with Public Utilities is a condition of approval.
D. Water supply and sewage disposal shall be satisfactory to the public utilities department director;	Complies – pending compliance with Department Comments	Water supply and sewage disposal will be evaluated and any upgrades or changes needed to serve the development will be required by Public Utilities prior to building permit or final subdivision approval.
E. Provisions for the construction of any required public improvements, per Section 20.40.010, are included.	Complies – pending compliance with Department Comments	Engineering is requiring public improvements be made to the existing public alley located to the east. Required public improvements are subject to approval by Engineering prior to issuance of a final plat.
F. The subdivision otherwise complies with all applicable laws and regulations.	Complies	Prior to final approval, staff will ensure the proposed subdivision complies with all other applicable laws and regulations. The project will need to apply for Final Subdivision approval.
G. If the proposal is an amendment to an existing subdivision and involves vacating a street, right-of-way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.	Complies	The proposed subdivision does not alter any street or right-of-way.

ATTACHMENT I: PUBLIC PROCESS AND COMMENTS

Notice to the Recognized Community Council:

A notice was emailed to the Ballpark Community Council on August 14, 2017. The Community Council was given 45 days to respond with any concerns and to request that the applicant to attend a meeting. The Community Council did not request a meeting with the applicant and has not submitted any comments from the date of this Staff Report.

Open House

The applicant and three members of the public attended a Planning Division Open House on September 21, 2017.

Notice of Public Hearing for Planning Commission

Public hearing notice mailed on October 13, 2017.

Public hearing notice posted on October 13, 2017.

Public notice posted on City and State Websites and Planning Division list serve: October 13, 2017.

Sign posted: October 13, 2017.

Public Comments

One phone call has been received with concerns regarding property lines, location of existing fence and whether the applicant would be providing a fence.

ATTACHMENT J: DEPARTMENT REVIEW COMMENTS

Planned Development Department Review Comments

Zoning (Greg Mikolash):

Will tandem parking be an issue? At the time of building permit application and review, Section 21A.44 (Parking) will need to be met, where all parking and maneuvering shall meet minimum requirements. The plans must show parking calculations, providing maximum parking allowed and the number provided (including bicycle parking).

- **The plans do not indicate where garbage and recycling containers will be located. It appears that there is not enough space in the garage for these facilities and I don't see any dumpsters. These items should be called-out on the plans. See 21A.36.250.**
- **No landscape plan was submitted to confirm adequate buffers. Also, see 21A.48 for landscaping and including removal/protection of private property trees.**
- **Show where any/all accessory structures (utility boxes) will be located per 21A.40.**
- **Any public way encroachments will need to be discussed with the SLC Real Property Div. in Room #425 at 451 S. State St.**
- **A demolition permit will be required for the removal of the existing building (see 18.64 for demolition provisions). As part of the demolition application, the construction waste management provisions of 21A.36.250 apply.**
- **A Certified Address is to be obtained from the Engineering Dept. for use in the plan review and permit issuance process.**
- **Address all FB zoning district requirements per 21A.27 for general and specific regulations.**
- **Elevation and architectural requirements will be addressed at the time of building permit review.**

Transportation (Mike Barry):

There is no minimum parking requirement in the FB-UN zones. Each unit includes a two car garage with tandem parking which do not meet the minimum parking dimensions per section 21A.44.020. E, however, these parking spaces will be allowed because they are non-required parking spaces. It is assumed that an electric vehicle could be charged by electrical outlets in the garage. One bicycle rack is required and is not shown on the plans.

Fire (Kenney Christiansen):

Specific building design and fire protection requirements will be required for this development. Structures cannot exceed 30 feet in height from the fire department level of access to the highest point a fireman would need to cross to access the roof. Only one means of fire apparatus access would be required in accordance with IFC Section D105 aerial fire apparatus access roads. Units 12, 13, 14, 15, 16, and 17 have no means of any fire apparatus access and no hose line access in accordance with IFC Section 503.1.1 buildings and facilities (therefore, AM&M agreement would require NFPA-13 fire sprinkler system with increase in density and enhanced smoke detection and notification system).

NOTE: "Compliance with the information in this review does not guarantee compliance with IFC or any guarantee of a permit issuance. Development will be subject to all the fire access and fire flow requirements in 2015 IFC and the appendices. Fire department access and fire flow apply to all R occupancy types regardless if they are constructed under the provisions of IBC or IRC."

Fire Comments on Updated Proposal (Kenney Christiansen):

Specific building design and fire protection requirements will be required for this development. Structures cannot exceed 30 feet in height from the fire department level of access to the highest point a fireman would need to cross to access the roof. Only one means of fire apparatus access would be required in accordance with IFC Section D105 aerial fire apparatus access roads. Units 12, 13, 14, 15, 16, and 17 have no means of any fire apparatus access and no hose line access in

accordance with IFC Section 503.1.1 buildings and facilities (therefore, AM&M agreement would require NFPA-13 fire sprinkler system with increase in density and enhanced smoke detection and notification system).

NOTE: “Compliance with the information in this review does not guarantee compliance with IFC or any guarantee of a permit issuance. Development will be subject to all the fire access and fire flow requirements in 2015 IFC and the appendices. Fire department access and fire flow apply to all R occupancy types regardless if they are constructed under the provisions of IBC or IRC.”

Public Utilities (Jason Draper):

- **The water main 300 West is a 4” main and will likely not provide** adequate fire flow for the proposed improvements. Approximately 225 feet of water main will need to be **replaced with a 12” water main.** Because this is connecting to a trunk line, this work must be done between October and April. Fire flow calculations and hydrant requirements will need to be submitted with the development plans. Required improvements will be determined by the Development Review Engineer. A plan and profile and engineers cost estimate must be submitted for this new main. The property owner will be required to complete a water main extension agreement including a performance bond for the new main.
- The property is in the 100 year flood Plain. A flood Plain Development Permit will be required including an elevation certificate at completion. The building finished floor **elevations must be 1’ above the Base Flood Elevation of 4230.0.** No basements will be allowed on this property.
- Utilities cannot cross property lines without appropriate easements and agreements.
- Public Utility permit, connection, survey and inspection fees will apply.
- Please submit site utility and grading plans for review. Other plans such as erosion control plans and plumbing plans may also be required depending on the scope of work. Submit supporting documents and calculations along with the plans.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding street lights.
- All utilities **must be separated by a minimum of 3ft horizontally and 18” vertically.** Water and sewer lines require 10ft minimum horizontal separation.
- One culinary water meter and one fire line are permitted per parcel. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main.

Public Utility Comments on updated proposal (Kristeen Schumacher):

Public Utility permit, connection, survey, and inspection fees will apply.

- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- **All utilities must be separated by a minimum of 3 feet horizontally and 18” vertically.** Water and sewer lines require 10 feet minimum horizontal separation.
- Any unused water services must be killed at the main per SLCPU standards. Any unused sewer laterals must be capped at the property line per SLCPU standards.
- Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding street lights.
- Public Utilities Demo Permit will be required. This is a separate permit from the Building Demolition Permit.
- **Existing 4” water main may not provide adequate fire flow. Applicant must provide fire flow and culinary water demands to SLCPU for review.** The public water system will be

modeled with these demands. If the demand is not adequately delivered, a water main **upsizing will be required at the property owner's expense. Required improvements on the public water system will be determined by the Development Review Engineer. New water mains must cross the entire frontage of the property. A plan and profile and Engineer's cost estimate must be submitted for review. The property owner is required to bond for the amount of the approved cost estimate. Connection into 16" water main in 800 South will not be allowed.**

- **Sewer lateral will need to connect into 8" sewer main in alley east of the property. If additional capacity is needed, connection to the 21" in 800 South may be allowed.**
- Parcel is right at 0.5 acres, so a separate irrigation meter would be allowed.
- Property is in the floodplain, so a floodplain permit will be required.
- Other factors that could require a water main upsized include adding a fire hydrant or a fire line.
- Site storm drain could connect to public storm drain at northwest corner of property or along north side of property.
- **CC&R's will be required outlining utility ownership and maintenance.**
- A separate sewer lateral will be required for each building.
- Building must be constructed a minimum of 10 feet away from sewer main located in alley east of property. (They look to be right on the property line, about 6 feet from sewer main.)

Engineering (Scott Weiler):

Please include in your response to the applicant that the improvement plans for work to be performed in the public way, including the public alley, need to include:

Existing alley asphalt elevations and design elevations of the proposed curb & gutter that correlate with the existing asphalt elevations in the alley.

Disposal of drainage at the south end of the curb & gutter proposed to be installed in the alley.

Replacement of the drive approaches on 300 West and 800 South with curb & gutter.

Sustainability (Vicki Bennet):

This large of a development may have enough waste for them to meet the mandatory recycling requirement. Please be sure that they know that they should allow for both waste and recycling containers if that is the case.

Police (Lamar Ewell):

No comments received.

ATTACHMENT K: MOTIONS

Motion to approve (Consistent with Staff Recommendation):

Based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission approve petitions PLNSUB2017-00589 and PLNSUB2017-006457.

Motion to deny (Not Consistent with Staff Recommendation):

Based on the information presented, and the input received during the public hearing, I move that the Planning Commission deny petitions PLNSUB2017-00589 and PLNSUB2017-00657, The Ruth Planned Development, because evidence has not been presented that demonstrates the proposal complies with the following standards:

(The commission should make findings related to which standards not complied with)