Staff Report

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Krissy Gilmore, Principal Planner, kristina.gilmore@slcgov.com or 385-214-9714

Date: July 14, 2021

Re: PLNPCM2021-00424 Design Review, PLNPCM2021-00425 Planned Development, PLNSUB2021-00426 Preliminary Subdivision

Design Review, Planned Development, Preliminary Plat

PROPERTY ADDRESS: 811 W 100 S and 815 W 100 S
PARCEL ID: 15-02-232-005-0000, 15-02-232-004-0000
MASTER PLAN: North Temple Boulevard Master Plan
ZONING DISTRICT: TSA-UN-T (Transit Station Area Urban Neighborhood Transition)

REQUEST: Jarod Hall, representing the property owners, is requesting approval for a new townhome development at approximately 811 W 100 S. The proposal is for two buildings, each with five single-family attached townhomes for a total of 10 dwellings. The buildings will be approximately 38 feet in height and three stories tall, with a roof deck on top. Each dwelling will have a car garage attached. The development involves three different applications:

1. **Design Review:** The development requires Design Review approval as the development did not receive enough points through the Transit Station Area (TSA) development review process for administrative (staff level) approval. Case number **PLNPCM2021-00424**
2. **Planned Development:** The Planned Development is needed to address creating lots without street frontage regulations. Case number **PLNPCM2021-00425**
3. **Preliminary Subdivision:** The development also involves a preliminary plat to create the individual new townhome lots. Case number **PLNSUB2021-00426**

RECOMMENDATION: Based on the findings listed in the staff report, it is the planning staff's opinion that the request generally meets the applicable standards of approval and therefore recommends the Planning Commission approve the requests with conditions:

1. Applicant shall submit a final plat for review within 18 months.
2. Applicant shall comply with all required department comments and conditions.
3. Applicant shall submit a cost estimate and associated documentation assuring shared infrastructure maintenance in compliance with 21A.55.110 with the final plat application.

ATTACHMENTS:

A. Vicinity & Zoning Maps
B. Narrative Submitted by Applicant
C. Plan Set
D. Property and Vicinity Photos
E. Zoning Standards
F. Design Review Standards
G. Planned Development Standards
H. Preliminary Subdivision Standards
I. Public Process & Comments
J. Department Review Comments

PROJECT DESCRIPTION:

Rendering of the front of the development as viewed from 100 South

The applicant proposes to build two separate wood frame buildings, each containing five townhomes - eight typical units and two north units that face and address 100 South. The units will be three stories, and all units will have a rooftop deck. The height of the street facing façade is 29' with the stairwell to the roof decks at 38'. Parking will be attached to each unit. Materials will be metal panel siding, cementous siding, glass, and stucco.

Above is a rendering of the development and a list of quick facts about the proposal. The developer has also provided a detailed narrative about their proposal and design review and planned development considerations in Attachment B.

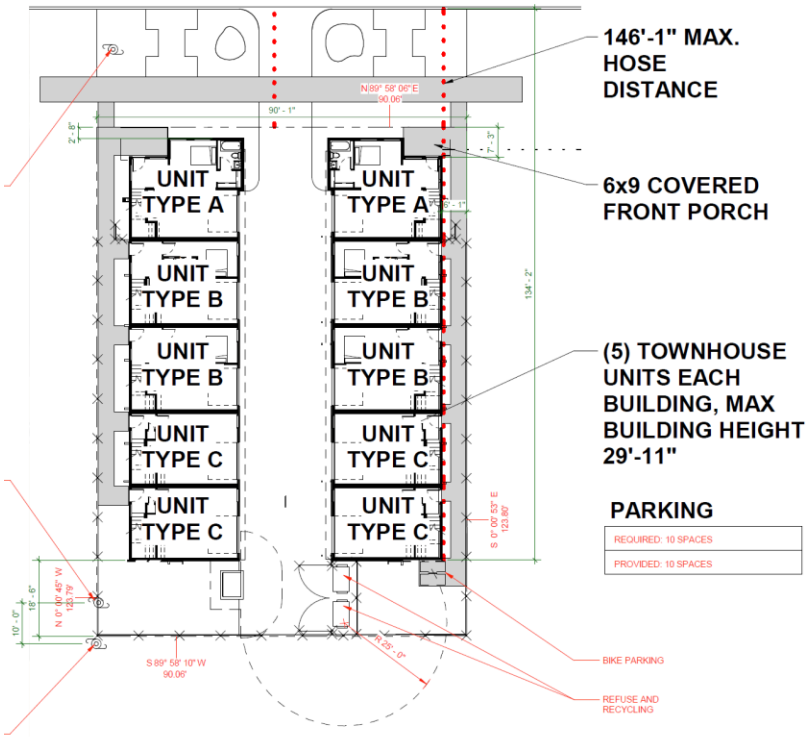
Quick Facts
Height: 38 FT to rooftop deck/29 FT street facing façade
Uses: Single Family Residential
Number of Residential Units: 10
Exterior Materials: Glass, metal panel siding, cementous siding, and stucco
Parking: 10 parking spaces
Review Process & Standards: Design Review, Planned Development, Preliminary Subdivision, TSA zoning standards,

Site Configuration & General Project Details

The project site is on the south side of 100 South, midblock between Jeremy Street and 800 West. On the site are two existing single-family buildings that are proposed to be demolished. The project will consist of two buildings separated by a driveway and

sidewalks that run north-south. The proposed buildings will be 38-feet tall, below the 50 feet maximum height in the TSA-UN-T zoning district.

Two units will face 100 South and include a ground-level porch and second-level balcony facing the street. One of the primary features of the Folsom Row townhomes is the open rooftop deck on the third level of each unit. This deck space is created by the taller residential portion of the building being stepped back and pulled away from the street. There are existing street trees on 100 South that will be replaced with approval from the City's Urban Forester. The applicant's renderings included in Attachment C illustrate the layout.



Site Plan

PLANNING COMMISSION REQUESTS:

Design Review Request

All principal buildings in TSA zoning districts must obtain a Transit Station Area (TSA) development score. The applicant did not receive enough points through the point review process to be approved administratively. Compliance with the point system is not required. However, because the development didn't get enough TSA points, the development is required to go through the Design Review process. The TSA point system is to encourage developers to comply with additional guidelines beyond the basic zoning requirements. The proposal is not requesting additional modifications through the Design Review process.

The Design Review process includes several review standards related to ensuring a building is pedestrian-oriented, including adequate architectural detailing for pedestrian interest and that entrances are focused on the pedestrian experience. For complete analysis and findings in relation to the Design Review standards please refer to Attachment F.

Planned Development Request

Through the Planned Development process, the applicant is requesting relief from Section 20.12.010(E)(1) – Access to Public Streets which states that all lots or parcels created by the subdivision of land shall have access to a public street improved to standards required by code, unless the Planning Commission approves modified standards as part of a Planned Development, and Section 21A.36.010(C) – Use of Land and Buildings which states that all lots shall front on a public street unless specifically exempted from this requirement by other provisions in the code. Eight lots of the proposed subdivision do not have public street frontage. The subject parcels will be accessed via a new private street from 100 South.

For complete analysis and findings in relation to the Planned Development standards, please refer to Attachment G.

Preliminary Subdivision

The subdivision request involves the division of two exiting parcels into ten lots meeting the average minimum lot size for single-family attached development in the TSA-UN-T (Transit Station Area Urban Neighborhood Transition) Zone. Please refer to the attached preliminary plat for lot size and configuration information – Exhibit B.

For complete analysis and findings in relation to the Preliminary Subdivision standards, please refer to Attachment H.

KEY CONSIDERATIONS:

The key considerations listed below were identified through the analysis of the project:

1. Compliance with Adopted Master Plans
2. Lots without Street Frontage
3. Compatibility

Consideration 1 – Compliance with Adopted Master Plans

North Temple Boulevard Plan

This development is located within the 800 West Transitional Area of the *North Temple Boulevard Plan*. The plan includes the following general vision statement for the area and associated policies:

The 800 West Station Area will become a transit-oriented neighborhood that is designed for the pedestrian, with safe, accessible streets, buildings with windows and doors next to the sidewalk, and public places where people can safely gather and interact with others. The area will be connected to nearby places through a series of sidewalks, bicycle paths, trails and streets that are safe, convenient, comfortable and interesting. North Temple is the common ground and Main Street between the Jackson, Euclid and Guadalupe neighborhoods and the station platform and connections to the platform act as an important center piece of a multi-cultural, diverse and sustainable community.

The following policies are intended to make the vision a reality:

1. **Mobility**: Improve the pedestrian environment to create a walkable transit-oriented neighborhood.
2. **Mix of Uses**: Intensify the mix of uses around the 800 West Station.
3. **Placemaking**: Create safe, vibrant and useful public spaces.
4. **Residential Density**: Increase the residential density around the 800 West Station.

The zoning adopted for the area is generally reflective of these general policies, particularly regarding providing additional lower scale housing types and increasing the residential density of the area, and townhome developments fit within the above plan guidance.

The below are additional applicable policies and guidelines related to the proposal.

Policy #4: Residential Density: *Increase the residential density around the 800 West Station area.*

- *Strategy 4-A: Allow residential uses on the ground floors of buildings.*
- *Strategy 4-B: Establish a minimum residential density for new development located within the station area.*
- *Strategy 4-C: Establish clear guidelines for residential development and redevelopment around 800 West.*
- *Strategy 4-E: Provide a range of housing options within the Core, Transitional and Stable areas.*

The above strategies generally involve changes to zoning that have been done to accommodate development like the proposed townhomes in this area of the city. The development will help fulfill the policy regarding providing a range of housing options. The proposal is generally in line with the development expectations expressed in the plan.

Growing SLC: A Five-Year Housing Plan 2018-2022

The city recently adopted a citywide housing master plan titled *Growing SLC: A Five-Year Housing Plan 2018-2022* that focuses on ways the city can meet its housing needs in the next five years. The plan includes policies that relate to this development, including:

Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city

- Increasing flexibility around dimensional requirements and code definitions will reduce barriers to housing construction that are unnecessary for achieving city goals, such as neighborhood preservation.
    - *1.1.1 Develop flexible zoning tools and regulations, with a focus along significant transportation routes.*
    - *1.1.2 Develop infill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures, while minimizing neighborhood impacts.*

Objective 6: Increase home ownership opportunities

The planned development process is a zoning tool that provides flexibility in the zoning standards and provides infill development that would normally not be allowed through strict application of the zoning code. This process allows for an increase in housing stock and housing options and provides a way to minimize neighborhood impacts through its compatibility standards. The proposed development is utilizing this process to provide additional housing ownership options in the city to help meet overall housing needs.

Plan Salt Lake

Plan Salt Lake also includes vision statements that support the Folsom Row proposal. Plan Salt Lake is a Citywide vision for the city for the next 25 years and includes guiding principles for the development of the city. Folsom Row meets the guiding principles and furthers the intent described in Plan Salt Lake. The guiding principles satisfied in this proposal are:

- *Neighborhoods that provide a safe environment, opportunity for social interaction and services needed for the wellbeing of the community therein.*
- *Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.*
- *Promote infill and redevelopment of underutilized land.*
- *Accommodate and promote an increase in the city's population.*
- *Promote high density residential in areas served by transit.*

Staff Discussion:

The Folsom Row project meets the intent and vision goals of the North Temple Boulevard plan in that it improves the surrounding community's livability by providing an appropriate transition for existing residential uses by providing quality moderate density housing between the highly commercial land uses on North Temple, two blocks away from the project site. The limited modifications promote the redevelopment of this underutilized land to help meet city growth and housing goals. The project also provides an increase in a low to moderate density housing type (townhomes) that is not common within the city. Recent planning best practices have discussed the lack of "missing middle" housing types in urban areas. The "missing middle" housing type is generally viewed as multi-family or clustered housing which is compatible in scale with single-family homes that help meet the growing demand for walkable, lower scale urban living. This proposed development helps to meet the city master plan's goals and provide needed housing.

Additionally, Plan Salt Lake speaks to air quality as a city priority. In this case, the development is in an area the city prioritized for density near a transit line to encourage the use of transit. The development also provides one vehicle parking space per townhome, anticipating that residents may use nearby public transportation for some trips, potentially reducing car dependence and vehicle emissions. Townhome developments with shared walls also generally have lower energy consumption per unit than comparably sized detached single-family homes, helping meet reduced energy consumption goals of the city.

Consideration 2 -- Lots without Street Frontage

The Planned Development is being sought to create individual townhome lots that do not have public street frontage. According to the Salt Lake City Zoning Ordinance Section 21A.36.010.C, all lots in any zoning district must have frontage on a public street.

In this case, the primary access to the units will be the pedestrian sidewalks from 100 South, leading to internal sidewalks that connect to the dwellings. Additionally, a private drive leading to each individual garage is proposed between the buildings.

The alternative to this request would be to create the development as a condominium. A condominium unit owner technically does not own the land the unit rests on, whereas with a traditional subdivided lot, the land the unit rests on is owned by the homeowner. It is generally harder to get mortgage financing for a condominium development. The Federal Housing Administration (FHA) has a variety

of condominium financing requirements that make it difficult for new condominiums to qualify for FHA loans. FHA loans have lower down payment requirements than conventional loans, which makes it easier for first time home buyers or lower income buyers to purchase a home.

Various City housing policies (Growing SLC) encourage a variety of housing opportunities for people with a wide range of backgrounds and incomes. Since this Planned Development will broaden the housing choice range to potential homeowners, staff finds that this project will better meet City housing availability and affordability policy goals and recommends approval of the modifications.

The development will be required to establish a homeowner's association to ensure long-term funding and upkeep of the shared walkway and other paved infrastructure and associated common landscaping.

Consideration 3 – Compatibility
The Folsom Row townhomes will be one of the first redevelopment projects in the neighborhood. While it isn't necessarily compatible with the existing smaller-scale single-family homes, the neighborhood is transitioning to a more moderate density. The proposed development does not have as significant of a side yard buffer typically found in smaller-scale single-family neighborhoods from neighboring development. This is because the neighboring development is the same zoning district, and therefore, a landscape buffer is not required. Parking requirements also follow the TSA zoning district requirements, which is one stall per dwelling unit rather than two stalls per unit found in more typical single-family zones. The proposal follows the requirements of the TSA-UN-T zoning district, as well as all the Design Standards and Design Review standards.

The TSA-UN-T zone allows for a much higher use and density than is currently found in the neighborhood. The proposed building will be under the maximum height of 60-feet allowed in the TSA-UN-T zoning district. While the building will be taller than the existing adjacent buildings, the height is below the anticipated building height limits in the zoning district in this area and with other projects currently being built or in the planning stage. This includes a new development proposed south of the project site, located at 820 W 200 S, which will be a 5-story 218 residential unit development. The proposed Folsom Row buildings will generally be compatible with the surrounding neighborhood in terms of size and scale.

DISCUSSION:
The development has been reviewed against the Design Review and Planned Development standards in Attachments F & G and the proposal generally meets those standards. The proposal addresses the design review process's pedestrian-oriented and visual interest design standards through its orientation to the sidewalk, high levels of transparency, modulation and articulation of the façade, and changes in building materials. The development also generally meets the Planned Development standards (Attachment G), complying with the development expectations articulated in the North Temple Boulevard Plan for the area. Additionally, the proposal complies with the subdivision standards to divide the property into individual lots as noted in Attachment H.

As the applicant is generally meeting applicable standards and guidelines for the associated reviews, staff is recommending approval of the proposed development with the suggested conditions noted on the first page of this staff report.

NEXT STEPS:

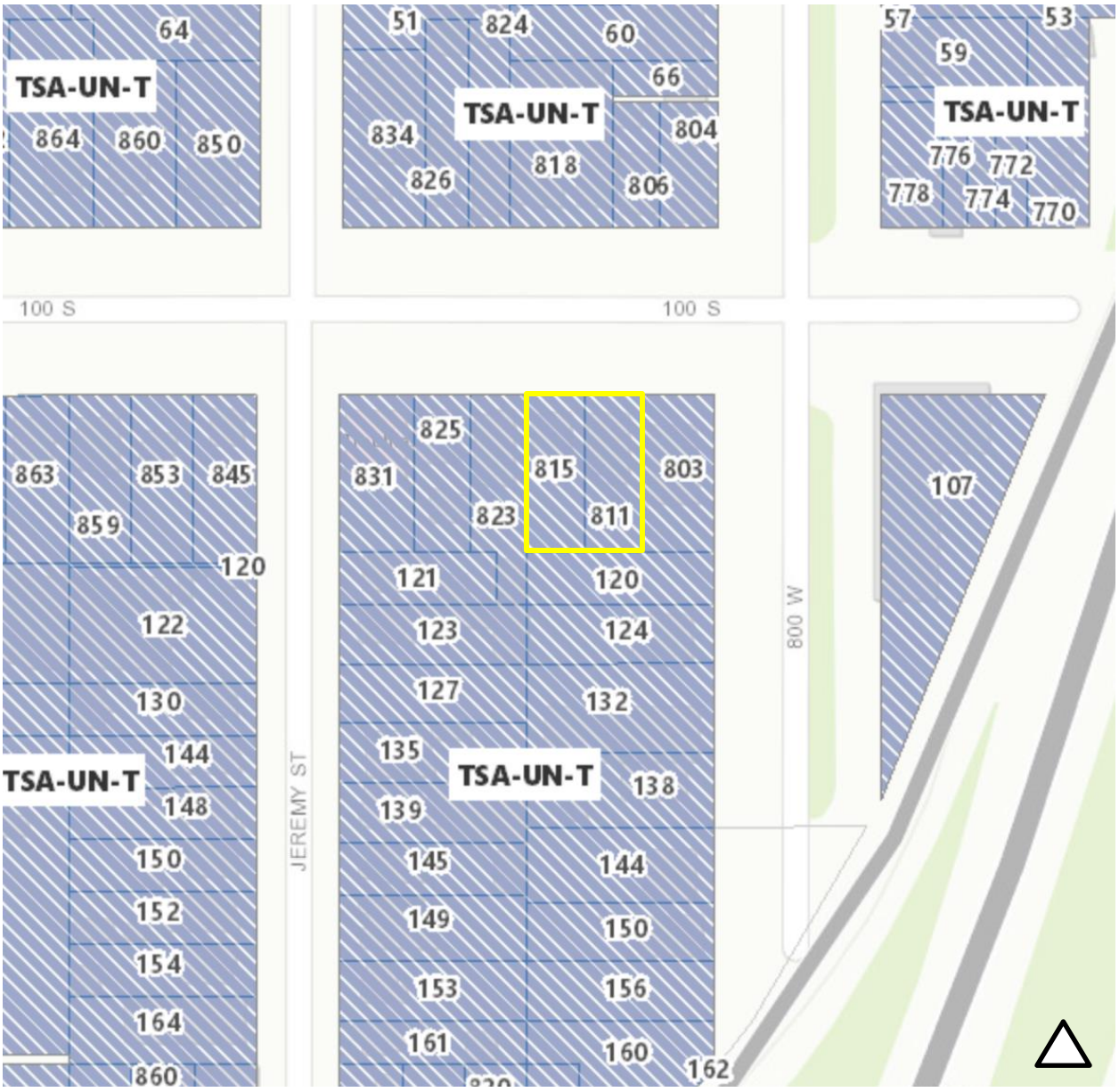
Approval of the Design Review, Planned Development, and Preliminary Subdivision
If the requests are approved, the applicant will need to need to comply any conditions of approval required by other City departments or added by the Planning Commission. The applicant will be able to submit plans for building permits and certificates of occupancy for the buildings will only be issued once all conditions of approval are met.

Denial of the Request
If the Planned Development request is denied, the applicant could build the same proposal as apartments or condominiums.

If the Design Review is denied, the applicant could potentially change their proposal to obtain enough points for administrative approval.

If the Preliminary Subdivision is denied, then the applicant would not be able to subdivide the property to create individual townhome lots.

ATTACHMENT A – VICINITY & ZONING MAP



Subject Property

ATTACHMENT B – NARRATIVE SUBMITTED BY APPLICANT

di'velept design LLC
454 N 600 W
SLC, UT 84116
801-680-4485
howdy@divelept.com

27 April, 2020

RE: Proposal Planned Development and Design Review at 811 W 100 S

We feel that the proposed project qualifies for the planned unit development per SLC zoning code chapter 21A.55. This project qualifies per 21A.55.010.E.

Project Summary

The project will replace two single family residences on two adjacent lots with 10 single family attached townhomes. The total site is 0.26 acres and will have a density of 38.4 units / acre.

The project consists of two separate wood frame buildings. The exterior materials are metal panel siding, cementious siding and stucco. In total there are ten units consisting of 3 different types of units - Unit type A (2): 3 bedroom , 3.5 bath north units which face and address 100 S with 1,389 square feet of conditioned space. Unit type B(4): 3 bedroom, 3.5 bath units with 1,378 square feet of conditioned space. Unit type C (4): 2 bedroom, 2.5 bath units, with 1,026 square feet of conditioned space. Each unit will have a covered roof deck.

The primary access to the units will be sidewalks from 100 South and the parking is accessed from 100 South as well.

The most recent master planning document for this area is the North Temple Boulevard plan adopted in August 2010.

Sincerely,

Jarod Hall, AIA
Manager
di'velept design LLC

Proposed Exceptions to Zoning Standards

The only exception from the zoning standard that we are proposing is to have individual lots without frontage.

21A.55.050 Standards for Planned Developments

A: Planned Development Objectives

Referencing the North Temple Boulevard plan, this project addresses several stated goals:

1. It creates a compact development that is in line with walkable neighborhood best practices.
2. Increases residential density near the station area from 7.7 DU/Acre up to 38.4 DU/Acre.
3. This project helps increase the diversity of building types around the transit station. Currently there are very few townhomes.
4. By creating a townhouse subdivision plat we are creating the opportunity for ownership which will help create economic stability.
5. The project will redevelop 2, .13 acre lots (.26 total) that are currently single density residences. The proposed project takes advantage of a long lot by infilling the space with 10, 3-story townhomes. The project will increase the density from 7.7 DU/Acre up to 38.4 DU/Acre. This is in line with the density goals stated on page 63.
6. The site provides safe, convenient circulation patterns for vehicular and non-vehicular traffic movement by separating the main entrance and the garage.

The purpose of the *North Temple Boulevard Plan* is to:

- Turn North Temple into a boulevard street that is the main street that connects neighborhoods to one another;
- Create compact, walkable, transit-oriented neighborhoods around each station;
- Increase transit ridership;
- Improve the overall safety of the community;
- Establish guidelines for street design and connectivity that will accommodate all users;
- Create opportunities for affordable and accessible living options while increasing the residential densities near the stations by providing a mix of housing types;
- Provide for a diverse mix of uses and building types around the transit stations; and

Desired Density	Total Acres	Dwelling units per acre	Total needed to meet desired
Core	37	50	1,850
Transitional	32	30	960

B: Master Plan Compatibility

The proposed planned development is generally consistent with adopted policies set forth in the Citywide, community, and/or small area Master Plan that is applicable to the site where the planned development will be located.

1. This proposed plan is consistent with the policies set forth in the North Temple Boulevard Plan because it is increasing the density to align with the target residential density. The project is a smaller scale than allowed by the zone, but we feel it is really fitting for the scale of the smaller street on which it is located. Given the residential character of the street, we feel the lack of commercial use is appropriate. Additionally it is providing a good transition from the single family projects that are in the area to the eventual larger multifamily that will be built in the future.

C. Design And Compatibility

The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the Planning Commission should consider:

1. Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design
    a. This project is just slightly taller than the existing residential buildings in the neighborhood (though similar in scale to the adjacent Arts Warehouse) but won't be out of place as larger buildings are built in the area. We feel the density of this use is very compatible with the existing neighborhood. The project is close to target residential density in the plan and significantly above the current residential density. See elevations on sheet A3. It is significantly closer in scale to the adjacent neighborhood than the maximum zoning height would allow.

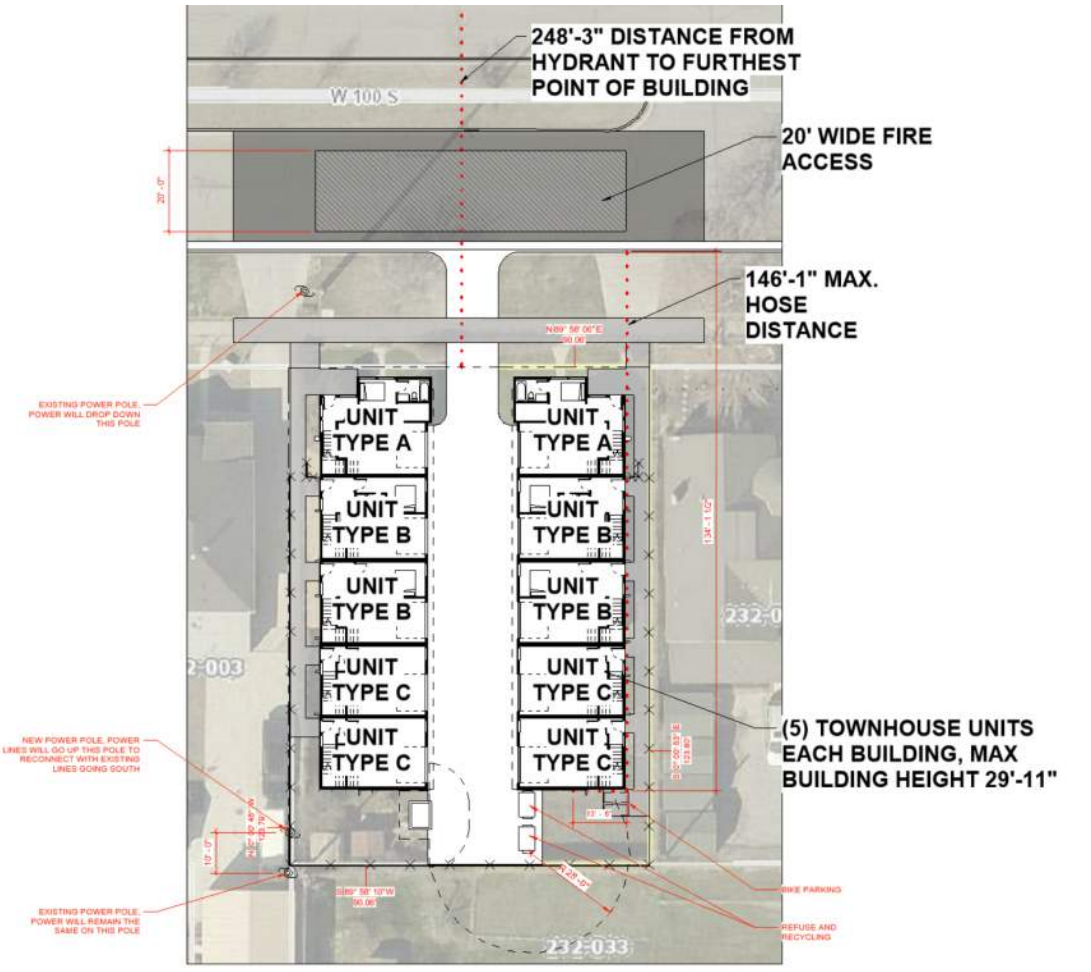
2. Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design
    a. The two north facing townhomes have been designed to engage with the street. They have a significant amount of glass on the north elevation and the entry door is on the north, adjacent to the public sidewalk. See sheet A3 for elevations.

3. Whether building setbacks along the perimeter of the development:
    a. Maintain the visual character of the neighborhood or the character described in the applicable Master Plan.
        i. Yes, The North Temple Boulevard plan describes building forms that are oriented toward the street. Our front units are close to the sidewalk and with the entry door facing the street. We have also created a covered entry that faces the sidewalk as well as roof decks that will provide some engagement with the street. This project is a transitional scale between the existing buildings and the higher densities that are allowed per the zoning that will be coming in the future. See sheet A3 for street elevation.
    b. Provide sufficient space for private amenities.
        i. We have provided a garage for each unit. We believe that one of the greatest advantages to building in urban environments is that there are a wealth of public amenities that can be used by residents. The project is within walking distance of Madsen Park, the soon to be constructed Folsom Trail, a number of restaurants, a Rancho Market, as well as bus and TRAX stops. Providing additional private amenities only serves to reduce community engagement.
    c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.
        i. We have provided greater than zoning required setback from neighboring properties. We will also be providing an opaque fence along the property line. See sheet A2 for site plan.
    d. Provide adequate sight lines to streets, driveways and sidewalks.
        i. We have provided sufficient sightlines to safely traverse onto and off of the property.
    e. Provide sufficient space for maintenance.
        i. Maintenance will be provided by a third party, so there is no need for maintenance space.
4. Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;
    a. The building facades visible from the public way have many windows. See sheet A3 for elevations.
5. Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;
    a. There will be lights at each of the entry doors alcove to the units.
6. Whether dumpsters, loading docks and/or service areas are appropriately screened; and
    a. Dumpsters will be located at the end of one of the driveways and screened from view. See sheet A2 for site plan showing dumpster location.
7. Whether parking areas are appropriately buffered from adjacent uses.
    a. Parking will be located in each unit. Driveways have been separated from the primary pedestrian circulation on the site. See sheet A2 for site plan.

D. Landscaping

The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:

1. Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;
    a. Existing trees will be preserved wherever possible. See Landscape plans.
2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;
    a. The existing landscape provides almost no buffering to abutting properties.
3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and
    a. We are providing fencing to buffer the property from the adjacent properties.
4. Whether proposed landscaping is appropriate for the scale of the development.
    a. We feel that the proposed landscaping is appropriate for the scale of this development. See Landscape plans.



E. Mobility

The proposed planned development supports citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the Planning Commission should consider:

1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street;
    a. The project will have a positive impact on the safety of the street, and should add a sense of activity by having residences on their second story deck or front porches. The buildings also engage the street and increase activity on the ground level. Additionally we are reducing the number of curb cuts, thus reducing the pedestrian vehicle interactions.
2. Whether the site design considers safe circulation for a range of transportation options including:
    a. Safe and accommodating pedestrian environment and pedestrian oriented design;
        i. There will be separated pedestrians walkways and driveways to create a safer access for pedestrians. See sheet A2 for site plan.
    b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and
        i. Bicycle parking will be provided in the back, South East corner of the site, giving residences a safe place to store their bikes. See sheet A2 for site plan with bike rack location.
    c. Minimizing conflicts between different transportation modes;
        i. We believe that through the strategies we have mentioned above we are minimizing conflicts between different transportation modes.
3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;
    a. The increase of residential density that this project provides will enable adjacent uses and amenities by adding customers to the area for future businesses.
4. Whether the proposed design provides adequate emergency vehicle access; and
    a. We have complied with the required codes.
5. Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.
    a. This project is small enough that it will not have any major loading or service areas.

F. Existing Site Features

The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.

1. There are no significant natural or built features that will be affected by the construction of this project.

G. Utilities

Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.

1. We have had a DRT meeting and they feel that our plan for the utilities is acceptable.

21A.59.050: STANDARDS FOR DESIGN REVIEW

A. Comply with the Intent of Zoning District

Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as the City's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development.

1. We believe this project complies with the intent of the North Tempe Boulevard plan by meeting the objectives of the plan spelled out in the planned development points above.

B. Primary oriented to Sidewalk

The development shall be primarily oriented to the sidewalk, not an interior courtyard nor parking lot.

1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot).

   The north units' primary entrances face the public sidewalk. Seet sheet A2 for the site plan and A3 for front elevations.

2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood.

   The buildings are sited close to the sidewalk. This follows the desired development pattern laid out in the zoning standards for TSA zones.

3. Parking shall be located within, behind, or to the side of buildings.

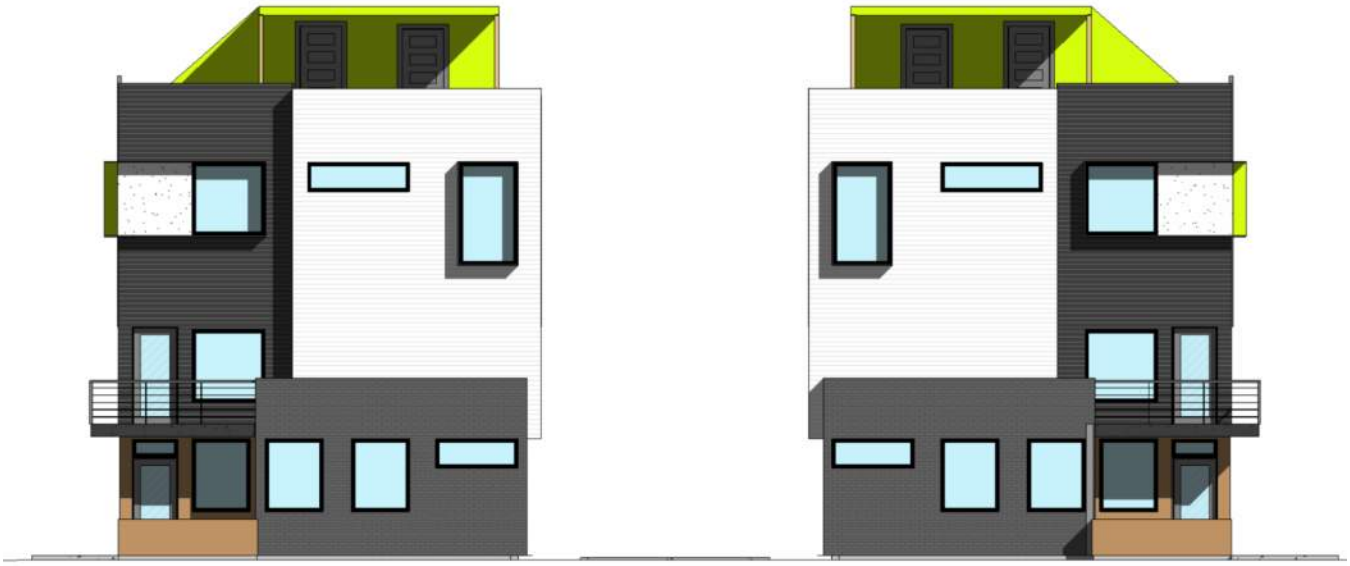
   There is a garage in each unit. See sheet A2.

View From 100 S

C. Building Facade Detailing and Glass

Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.

1. Locate active ground floor uses at or near the public sidewalk.
    a. The ground floor near the public sidewalk will be the entry and a bedroom / office of three units. This qualifies as an active use. See sheet A2 for floor plans and site plan.
2. Maximize transparency of ground floor facades.
    a. We have provided the required amount of glass into the ground floor facades. See sheet A3 for elevations.
3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions.
    a. It is not appropriate to the scale and rhythm of 100 South to have storefront elements. Architectural elements such as a covered entry and steps in the facade have been incorporated into the project.
4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces.
    a. In the 2 townhomes that face 100 South, the first floor patios and the second floor decks all face the street. Each unit also has a covered roof deck. See sheet A3 for elevations.



D. Building Mass

Large building masses shall be divided into heights and sizes that relate to human scale.

1. Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis.
    a. The two story building scale is slightly larger than the scale of existing buildings. This project will be one of the first buildings to be constructed in the neighborhood under the TSA zoning, so it is anticipated that the scale of the buildings in the neighborhood is going to increase over the coming years.

2. Modulate the design of a larger building using a series of vertical or horizontal emphasis to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height.
    a. At only three stories tall, the proposed buildings are not tall enough to require modulation to reduce the visual height.
3. Include secondary elements such as balconies, porches, vertical bays, belts courses, fenestration and window reveals.
    a. We have included a number of secondary elements on the north facade that provide visual interest. See sheet A3 for elevations.
4. Reflect the scale and solid-to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan.
    a. This project will help establish the desired character neighborhood. We have met all glazing requirements on the front facade of the building and have used windows as a way to create visual interest on the facade. Each building will have a single front door similar to the existing houses in the neighborhood. There will be a similar, slightly larger, amount of windows in the proposed north facade of the adjacent houses.

E. 200’ Facade Limit

Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:

1. No building facades are in excess of 200 feet.

F. Privately Owned Public Spaces

If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements:

There will not be any privately-owned public spaces included with this project.

1. Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30");
2. A mixture of areas that provide seasonal shade;
3. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted;
4. Water features or public art;
5. Outdoor dining areas; and
6. Other amenities not listed above that provide a public benefit.

G. Building Height

Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive City skyline.

In general, the proposed buildings are small enough that this section doesn't apply. We have responded to individual points as applicable.

1. Human scale:
    a. Utilize stepbacks to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans.
    b. For buildings more than three (3) stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height.
        i. Buildings are three stories tall.
2. Negative impacts:
    a. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors.
    b. Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height.
    c. Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building.
3. Cornices and rooflines:
    a. Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition.
    b. Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings.
        i. There is a mix of roof forms in the area. Most of the houses have steeply sloped roofs while the business all have flat roofs. We are providing a flat roofline edge for most of the

building.

View from the Arts Warehouse directly south of townhouses

c. Green Roof And Roof Deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system.

H. Parking and Circulation

Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway.

We have separated the vehicular circulation from the pedestrian circulation. See sheet A2 for site plan.

I. Waste and Recycling Containers

Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of building or located within the structure. (See subsection 21A.37.050K of this title.)

The waste and recycling containers are located at the rear of the the driveways. The dumpster area will have a screen around the equipment. The mechanical equipment will be placed in the roof of each unit and will also not be visible from 100 S. See sheet A2 for site plan.

J. Signage

Signage shall emphasize the pedestrian/mass transit orientation.

This project is a small scale residential project and we don't feel that it is appropriate to have signage.

1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building.
2. Coordinate signage locations with appropriate lighting, awnings, and other projections.
3. Coordinate sign location with landscaping to avoid conflicts.

K. Lighting

Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals.

1. Provide street lights as indicated in the Salt Lake City Lighting Master Plan.
    a. No street lights have been requested in connection with this project.
2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky.
    a. Lighting levels will be low-level illumination. Lights that are on the outer walls of the building will be pointed down at the ground. Lighting on the north facade will be can lights in the soffit above the front entries.
3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.
    a. There are no signs on the building to be lit.

L. Streetscape Improvements

Streetscape improvements shall be provided as follows:

1. One street tree chosen from the street tree list consistent with the City's urban forestry guidelines and with the approval of the City's Urban Forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the City's Urban Forester.
    a. A total of 3 trees will be provided in the park strip. See landscape plans.
2. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for privately-owned public spaces shall meet the following standards:
    a. Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur.
    b. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table.
    c. Limit contribution to urban heat island effect by limiting the use of dark materials and incorporating materials with a high Solar-Reflective Index (SRI).
    d. Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.
    e. Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities.
    f. Asphalt shall be limited to vehicle drive aisles.
        i. Hardscape will comply with these requirements.

21A.26.078.E TSA District Development Standards

2. Building Heights

In the TSA-UN-T Zone building heights are limited to 50'.

- Provided: 38' . See elevations A3

3. Setback Standards

Required front yard: 0 feet

- Provided: 2'-9" See site plan on A2.

Required side yard: 0 feet

- Provided: 7'-10" on the west side and 6'-1" on the east side. See site plan on sheet A2.

Required back yard: 0 feet

- Provided: 18'-7". See site plan on sheet A2.

4. Minimum Lot Area

Required minimum area: 2,500 square feet

- Provided: 11,149 square feetRequired minimum lot width: 40 feet
- Provided: 90' see site plan on A2

5. Open Space Area

Required: 10% up to 2,500

Lot is 11,149 square feet x .1 = 1,115 square feet required

- Provided: 3,042 square feet. Includes area at rear of property.

6. Circulation and Connectivity

Parking lots comply with 21A.44.020.

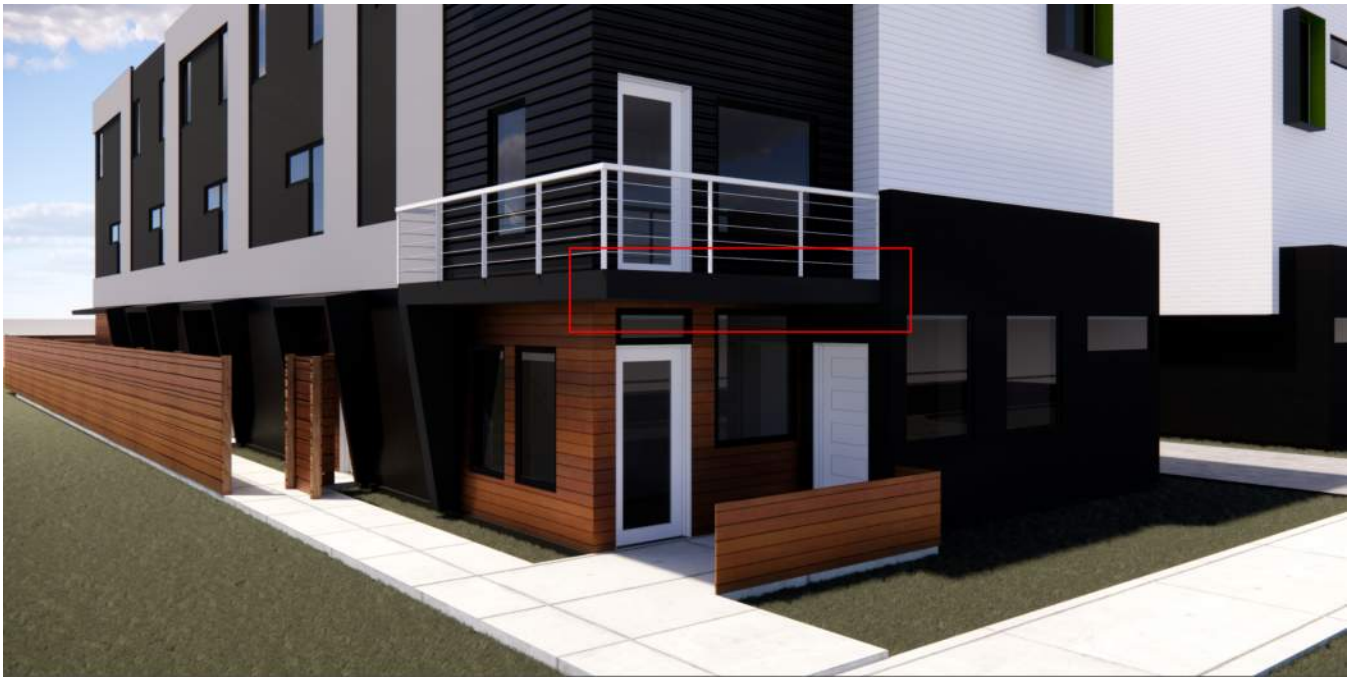
TSA District Design Standards

1. Developments shall comply with chapter 21A.37

See detail description below

2a. EIFS and Stucco Limitation

- Required: Up to 10% stucco on the street facing upper floors and no stucco on the street facing ground floor.
- Provided: 3% Stucco on the second floor street facing facade. 0% on the Ground floor and third floor.



2b. Front and Corner Side Yard Design Requirements

1. Yards greater than 10’ shall have a shade tree planted for every 30’ of street frontage
    a. Front yard is less than 10’ between the building and the sidewalk. See A2 for site plan.

2. At least 50% of front yards shall be covered in live plant material. Can be reduced to 30% if the yard includes patios, etc.
    a. 53% of the front yard is covered in live plant material, see landscape plans.

3. At least 30% of front yards shall be occupied by outdoor patios, dinning, etc.
    a. The front patio occupies 53% of the front yard. See A2 for site plan.

4. Driveways are allowed regardless of required percentages.

2c. Entry Feature Requirements

- Required: provide at least one of the following
    - (1) An awning or canopy over the entrance that extends a minimum of five feet (5') from the street facing building facade;
    - (2) A recessed entrance that is recessed at least five feet (5') from the street facing facade;
    - (3) A covered porch that is at least five feet (5') in depth and at least forty (40) square feet in size; or
    - (4) A stoop that is at least two feet (2') above sidewalk level and that includes an awning or canopy that extends at least three feet (3') from the street facing building facade.
- Provided:
    - Front entry has a covered porch that extends 5’ from the street facing building facade with a 46 square foot area. See A2 for floor plans and A3 for elevations

21A.37 Design Standards

50.A.1 Ground Floor Use

- Required: 80%
- Provided: 100% see sheet A2 for floor plans.

50.B.1 Building Materials Ground Floor

- Required: 90%
- Provided: 100% see sheet A3 for elevations.

50.B.2 Building Materials Upper Floors

- Required: 60%
- Provided: 98% see A3 for elevations.

50.C.1 Glass Ground Floor

- Required: 45% (with 15% reduction for residential uses)
- Provided: 45% (138 square feet of wall within the glazing zone and 85 sf of glazing for a total of 61.6% glazing provided). See sheet A3 for front elevation.

50.D Building Entrances

- Required: At least one operable building entrance on the ground floor is required for every street facing facade with a maximum of 40' of wall between entrances.
- Provided: One street-facing entrance is provided at the north unit of both buildings. There is less than 40' of street-facing wall in the building. See sheet A3 for elevations.

50.E Max. Blank Wall

- Required: 15 feet maximum length at ground level.
- Provided: There is no section of blank wall greater than 2 feet at the ground level. See sheet A3 for elevations.

50.F Max Wall Length

- Required: 200 feet maximum
- Provided: 29'-1" see sheet A3 for elevations

50.H Exterior Lighting

- Required: "All exterior lighting shall be shielded and directed down to prevent light trespass onto adjacent properties. Exterior lighting shall not strobe, flash or flicker"
- Provided: Lighting levels will be low-level illumination. Lights that are on the outer walls of the building will be pointed down at the ground. Lighting on the north facade will be can lights in the soffit above the front entries

50.I Parking Lot Lighting

There are no exterior parking lots so this standard does not apply to this project.

50.J Screening of Mechanical Equipment

Mechanical equipment has been screened by roof parapets.

50.K Screening of Service Areas

Dumpsters for the project are located on the South East side of the buildings inside of an enclosure.

50.L Ground Floor Residential Entrances

All 10 units have ground floor entrances. The 2 North units enter at 100 S while the remaining 8 units are accessed at the ground level from a sidewalk that runs perpendicular to 100 S.

Photos of Site and Adjacent Properties

Existing house at 815 W 100 S. House will be removed

Existing house at 811 W 100 S. House will be removed

From Site looking North

Looking South East at site

Looking South West at site

Looking North West at site

Looking North from site

825 W 100 S

823 W 100 S

803 W 100 S

107 S 800 W

831 W 100 S

845 W 100 S

780 W 100 S

853 W 100 S

804 W 100 S

825 W 100 S

124 S 800 W

132 S 800 W

ATTACHMENT C – PLAN SET

di'velept DESIGN
454 N 600 W, SLC, UT 84116
e: howdy@divelept.com
p: 801-680-4485
w: www.divelept.com

FOLSOM ROW
10 TOWNHOME UNITS

REVISIONS:

No.	Date	Description

PROFESSIONAL SEAL:

OWNER: GUADALUPE CONDOS

PROJECT ADDRESS: 811 W 100 S
SALT LAKE CITY, UT 84104

ARCH PROJECT #: 21-01

A.O.R.: JDH

PHASE: SCHEMATIC DESIGN

PUBLISH DATE: 16 JUNE 2021

SHEET SCALE:

SHEET NAME: 3D VIEWS

SHEET NUMBER: A1

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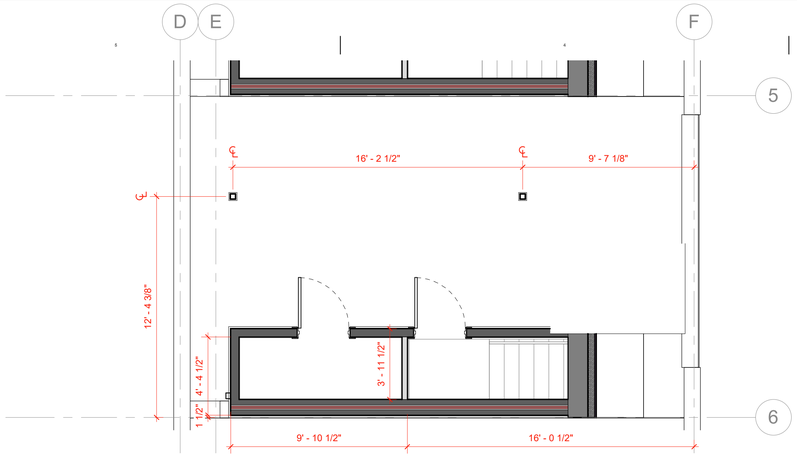


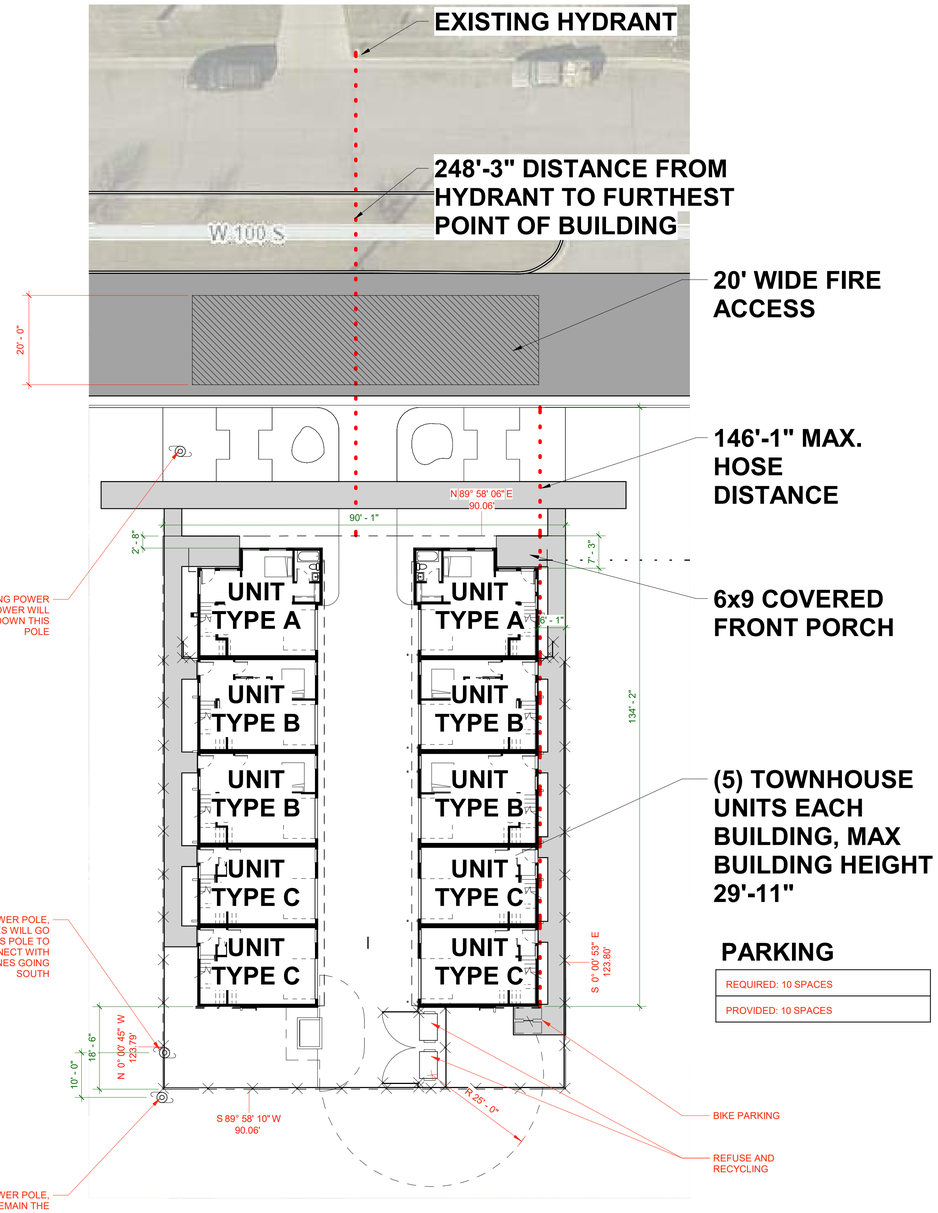
5 TYPICAL ROOF DECK PLAN -
1/4" = 1'-0"

NOTE: 93.5% OF THE AREA WITHIN 10' OF STREET FACING FACADE QUALIFIES AS ACTIVE USE

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

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

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



4 TSA SITE PLAN
1/16" = 1'-0"

PROPERTY

Name	Area	Acres
	11,149 SF	0.26

di'velept DESIGN
454 N 600 W, SLC, UT 84116
e: howdy@divelept.com
p: 801-680-4485
w: www.divelept.com

FOLSOM ROW

REVISIONS:

No.	Date	Description

PROFESSIONAL SEAL:

OWNER:	GUADALUPE CONDOS
PROJECT ADDRESS:	811 W 100 S SALT LAKE CITY, UT 84104
ARCH PROJECT #:	21-01
A.O.R.:	JDH
PHASE:	SCHEMATIC DESIGN
PUBLISH DATE:	16 JUNE 2021
SHEET SCALE:	As indicated
SHEET NAME:	PLANS

SHEET NUMBER: A2

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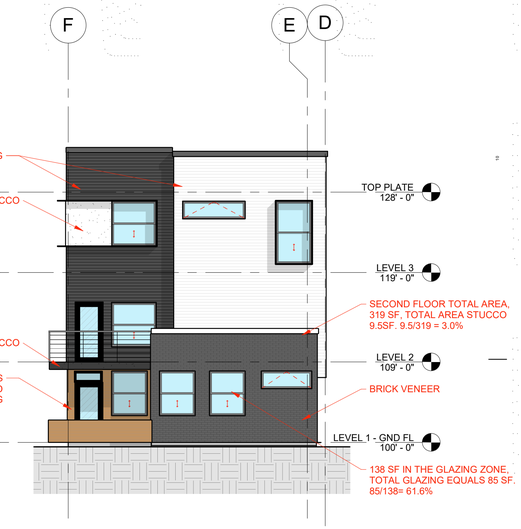
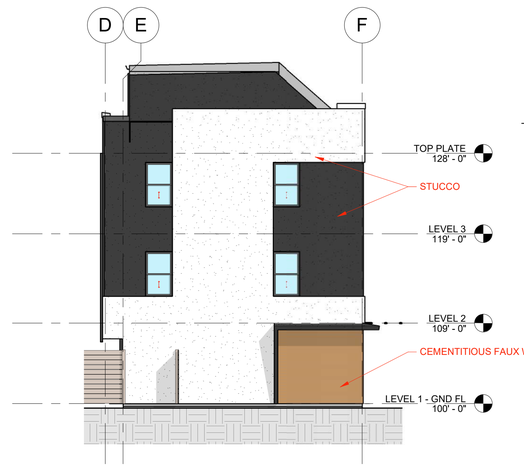
4 ENTRY ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



5 FRONT (NORTH) ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'

2 GARAGE ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



3 BACK (SOUTH) ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'

1 STREET ELEVATION
1/8" = 1'-0"

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p: 801-680-4485
w: www.divelept.com

FOLSOM ROW

REVISIONS:

No.	Date	Description

PROFESSIONAL SEAL:

OWNER: GUADALUPE CONDOS
PROJECT ADDRESS: 811 W 100 S SALT LAKE CITY, UT 84104
ARCH PROJECT #: 21-01
A.O.R.: JDH
PHASE: SCHEMATIC DESIGN
PUBLISH DATE: 16 JUNE 2021
SHEET SCALE: 1/8" = 1'-0"
SHEET NAME: ELEVATIONS
SHEET NUMBER: A3

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EXISTING TREE SCHEDULE

SYMBOL	DESCRIPTION
#	EXISTING TREE TO BE REMOVED
#	EXISTING TREE TO PROTECTED *TREES MARKED NA ARE BEYOND THE LIMIT OF DISTURBANCE AND ARE TO BE PROTECTED

NOTES:
1. CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY AND NOTIFY LANDSCAPE ARCHITECT IF ANY UNMARKED TREES ARE FOUND
2. ALL NEIGHBORING VEGETATION IS CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE
3. ALL PRIVATE LANDSCAPE AREAS TO BE CLEARED AND GRUBBED FOR NEW PLANTING

EXISTING VEGETATION SCHEDULE - EXISTING PUBLIC R.O.W.:

TAG	ACTION	TREE SPECIES	CONDITION	DBH	LOCATION	NOTE
1	DEMO	CELTIS OCCIDENTALIS	FAIR	11"	R.O.W.	*REPLACE WITH HIGH VOLTAGE APPROPRIATE SPECIES
2	DEMO	PYRUS CALLERYANA	GOOD	0-1"	R.O.W.	*INSIGNIFICANT - REPLACE WITH W/ HIGH VOLTAGE APPROPRIATE SPCIES
3	DEMO	PYRUS CALLERYANA	GOOD	0-1"	R.O.W.	*INSIGNIFICANT - REPLACE WITH W/ HIGH VOLTAGE APPROPRIATE SPCIES

PUBLIC R.O.W.: TOTAL TREES: 3 TOTAL DBH REMOVE: 13"

PRIVATE TREE DEMOLITION:
*ALL OTHER OBSERVED TREES FOUND ON SITE ARE OF NUISANCE VARIETIES (FRAXINUS SP. / SIBERIAN ELMS / RUSSIAN OLIVE - ALL INVASIVE SPECIES GROWING AT EXISTING SOUTH BOUNDARY TO BE REMOVE

4	DEMO	PICEA SP.	GOOD	5"	PRIVATE	BUILDING FOOTRPINT
5	DEMO	PICEA SP.	GOOD	8"	PRIVATE	BUILDING FOOTRPINT
6	DEMO	FRAXINUS SP.	FAIR	4"	PRIVATE	ELECTRICAL LINE CONFLICT
7	DEMO	CELTIS SP.	GOOD	2"	PRIVATE	BUILDING FOOTPRINT
8	DEMO	PYRUS SP.	GOOD	1"	PRIVATE	BUILDING FOOTPRINT
9	DEMO	PYRUS SP.	GOOD	1"	PRIVATE	BUILDING FOOTPRINT
10	DEMO	PYRUS SP.	GOOD	1"	PRIVATE	BUILDING FOOTPRINT

0 10' 20' 30'
SCALE: 1" = 10'

LFDC COMMERCIAL
LANDSCAPE ARCHITECTURE // SITE DESIGN
511 W. 200 S. SUITE 125
SLC, UTAH 84101
OFFICE: 801.521.2370
WWW.LANDFORMDESIGNGROUP.COM

State of Utah
JEFFREY D. RICHARDSON
11166857-5301
4/23/2021
Licensed Landscape Architect

PROJECT: FOLSOM ROW
SALT LAKE CITY, UT

DATE: 4.23.2021
PROJECT: COM-21.07
REVIEWED: JDR

REVISIONS:

TITLE: TREE REMOVAL

SHEET: L0-01

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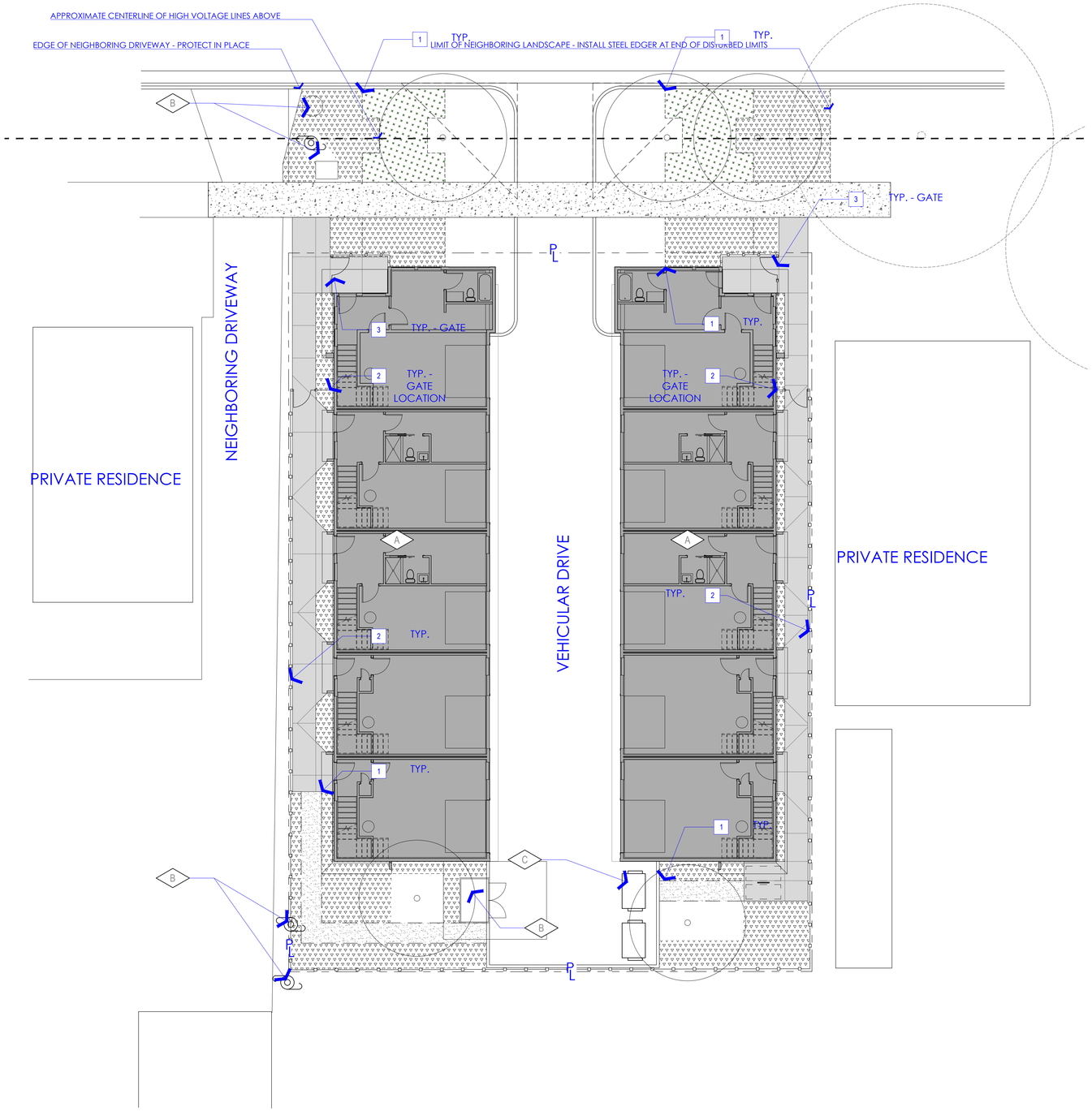

LANDSCAPE AREAS - SURFACING MATERIALS		AREA
HATCH	DESCRIPTION	SQUARE FT.
	CONCRETE PAVING - NATURAL GRAY / LIGHT ETCH FINISH	1,240
	EXISTING PUBLIC R.O.W. SIDEWALK	NA
	DECORATIVE ROCK MULCH: 3" DEPTH OF 'PERMA-BARK' 1/2"+/- INSTALL OVER COMMERCIAL GRADE WEED BARRIER	1,610
	CRUSHER FINE MAINTENANCE BAND: 4" DEPTH OF COMPACTED CRUSHER FINES	245
	SODDED TURF SUCH AS BIOTURF OR APPROVED EQUAL	400

*INSTALL ALL ROCK MULCH LEVEL WITH A MAXIMUM TOLERANCE OF 1/2" ABOVE ADJACENT PAVING, EDGING, AND PLANTER AREAS
*AREAS OF TAKEOFFS OF ENTIRE PLANTING AREA - CONTRACTOR TO ACCOUNT FOR REDUCTION IN MULCH NEEDS DUE TO PLANTING - REFER TO PLANTING PLANS.
*QUANTITIES TO BE VERIFIED BY CONTRACTOR

SITE ITEMS	
TAG	DESCRIPTION
A	PROPOSED STRUCTURE - SEE ARCHITECTURAL SITE PLAN
B	UTILITIES - SEE CIVIL PLAN
C	TRASH & REFUSE AREA - SEE ARCHITECTURAL SITE PLAN

KEYNOTES	
TAG	DESCRIPTION
1	STEEL EDGING IN BLACK - 1/4"x6" DEPTH. J.D. RUSSELL "DURAEDGE" OR EQUAL
2	6' PERIMETER FENCING - BASE BID: HORIZONTAL CEDAR FENCING WITH 1" GAPS
3	3' PATIO FENCING - BASE BID: HORIZONTAL CEDAR FENCING WITH 1" GAPS

CITY OF SALT LAKE LANDSCAPE CALCULATIONS:

ZONE: TSA-UN-T

SITE LANDSCAPE AREAS:

R.O.W. LANDSCAPING:	1,690 S.F.	
PRIVATE LANDSCAPING:	1,500 S.F.	
TOTAL:	3,190 S.F.	
TOTAL SITE :	11,150 S.F. (100%)	
LANDSCAPE AREA:	1,500 S.F. (13.4%)	
TOTAL TURF AREA	0 S.F.	
PRIVATE LANDSCAPING:	0 S.F.	
ROW LANDSCAPING:	400 S.F. (23.7%) 12.54% OF TOTAL	

WATER WISE PLANTS FOR SALT LAKE CITY
DROUGHT TOLERANT SHRUBS
REQUIRED: 80%
PROVIDED: 90%

DROUGHT TOLERANT TREES
REQUIRED: 80%
PROVIDED: 100%

TREES REQUIRED: 1/30 L.F. (90 .F. OF STREET)
3 SHADE TREES REQUIRED PARK STRIP
*HIGH VOLTAGE LINE AREA

TREES PROVIDED: 3 SMALL STREET TREES + 2 PRIVATE

PARKWAY PLANTING - URBAN FORESTER REQUIREMENTS

ALL TREES IN PUBLIC R.O.W. TO BE 2" CALLIPER - LOCATED:
5' from water meter and/or utility box
10' from fire hydrant
5-10' from residential driveway
5-10' from property line of adjoining parcel
5-10' from non-traffic conducting signage
5-10' from utility pole and/or light
20' from an unregulated intersection (20' back from intersecting sidewalks)
30' from stop signs
30' from commercial driveway and/or alley
40' from an intersection with traffic lights (40' back from intersecting sidewalks)
20-30' from a tree that is medium in size at maturity (30 to 50' tall)

*UNIQUE CONDITONS: ROCKY MOUNTAIN HIGH VOLTAGE LINES OVER PARKWAY:
+PROPOSED ROW TREES: CERCIS CANDENSIS (ROCKY MOUNTAIN APPROVED FOR BELOW HIGH VOLTAGE LINES + APPROVED URBAN FORESTRY TREE FOR SMALL MEDIANS -OR- UNDER POWER LINES)

LANDSCAPE GENERAL NOTES

REGULATIONS:
1. ALL IMPROVEMENTS SHALL CONFORM TO THE GOVERNING (SALT LAKE CITY) STANDARDS AND SPECIFICATIONS
2. CONTRACTOR SHALL CALL BLUE STAKES OF UTAH TO VERIFY AND NOTE EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR FINAL LOCATION OF ALL UTILITIES. CONTRACTOR IS LIABLE FOR DAMAGES TO EXISTING INFRASTRUCTURE AND NEW IMPROVEMENTS

EXISTING CONDITIONS:
1. CONTRACTOR SHALL VERIFY ALL PLANS WITH EXISTING CONDITIONS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES, CHANGES, OR ISSUES TO THE OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK
2. ALL UTILITIES ARE SHOWN FOR REFERENCE ONLY. CIVIL PLANS SHALL TAKE PRECEDENCE AND IT IS THE RESPONSIBILITY AND LIABILITY OF THE ACTING CONTRACTOR TO PROTECT AND REPAIR ANY DAMAGES TO UTILITIES.

SITE PREPARATION:
1. ALL LANDSCAPE AREAS TO HAVE WEEDS REMOVE AND GRUBBED WITH ALL DEBRIS MEASURING OVER 2" REMOVED
2. APPLY, AS NEEDED, CERTIFIED APPLICATIONS OF HERBICIDE
3. POSITIVE DRAINAGE IS TO BE MAINTAINED AWAY FROM ALL STRUCTURES
4. ENGINEERING PLANS SHALL TAKE PRECEDENCE

SOIL
1. MINIMUM OF 12" OF TOPSOIL IS REQUIRED IN ALL PLANTING AREAS
2. MINIMUM OF 4" OF TOPSOIL IS REQUIRED IN ALL TURF PLANTING AREAS
3. PLANTING HOLES SHALL BE DUG 2X AS WIDE AS ROOTBALL OF VEGETATION
4. BACKFILL FOR SHRUB AND TREE PLANTINGS SHALL BE 80% TOPSOIL/ 20% HUMUS MATERIAL
5. SOILS REPORT SHALL TAKE PRECEDENCE
   - 5.1. TOPSOIL STANDARDS SAND - 20%-70%
   - 5.2. CLAY - 20%-70%
   - 5.3. #10 SIEVE @ 15% MAXIMUM
   - 5.4. PH 6 TO 8.5

0 10' 20' 30'
SCALE: 1" = 10'

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State of Utah
JEFFREY D. RICHARDSON
11166857-5301
4/23/2021
Licensed Landscape Architect

PROJECT: FOLSOM ROW
SALT LAKE CITY, UT

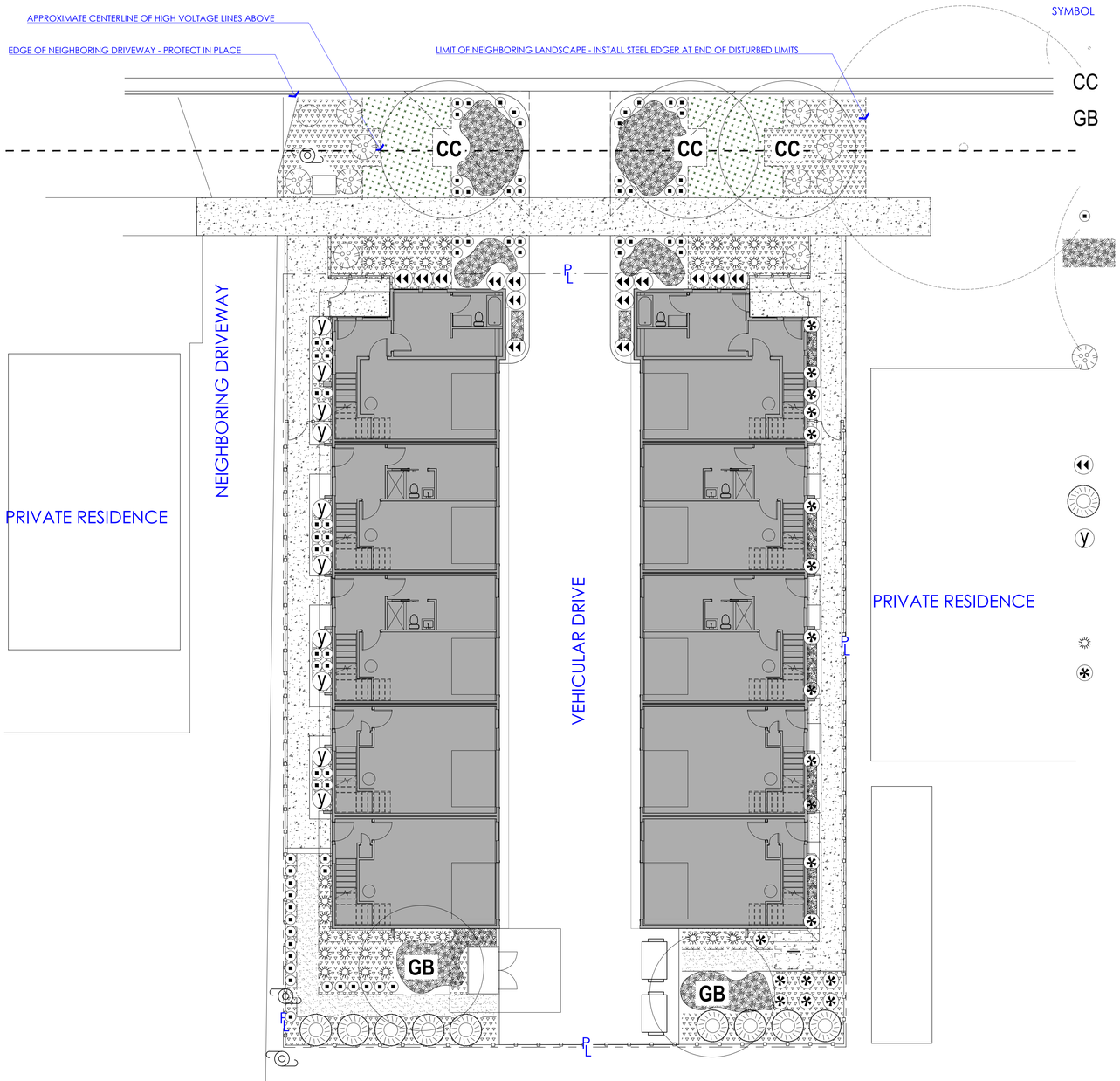
DATE: 4.23.2021
PROJECT: COM-21.07
REVIEWED: JDR

REVISIONS:

TITLE: LANDSCAPE SITE PLAN

SHEET: L1-01

NOT FOR CONSTRUCTION
LANDFORM DESIGN GROUP



PLANTING MATERIALS - FOLSOM ROW

TREES

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES
NA		EXISTING TREE PROTECTED IN PLACE				
3	2" CAL.	CERCIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD	20'x20'	TD4	FULL SUN // PART SHADE
2	1.5" CAL.	GINKGO BILOBA (MALE ONLY)	MAIDENAHIR TREE	40'x25'	TD2	FULL SUN // PART SHADE

GROUNDCOVERS // PERENNIALS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES
76	4" POTS	DELOSPERMA COOPERI	PINK HARDY ICEPLANT	6"x24"	P1	FULL SUN
560 S.F.	FLATS	THYMUS PSEUDOLANGUGINOSUS	WOOLY THYME	4"x18"	GV2	EVERGREEN - PLANT IN TRIANGULAR PATTERN 18"

DECIDUOUS SHRUBS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES
11	5 GAL.	CORNUS SERICEA 'FARROW'	ARCTIC FIRE DOGWOOD	4'x4'	*MED	PART SUN // SHADE

EVERGREEN SHRUBS

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES
14	5 GAL.	EUONYMUS F. 'EMERALD AND GOLD'	GOLD VARIEGATED EUONYMUS	24"x36"	*MED	PART SUN // SHADE
9	5 GAL.	TAXUS x MEDIA 'DENSIFORMIS'	DENSE YEW	42"x60"	SE3	PART SUN // SHADE
10	5 GAL.	YUCCA FILAMENTOSA 'COLORGUARD'	VARIEGATED ADAM'S NEEDLE	36"x36"	SE0	FULL SUN

ORNAMENTAL GRASSES

QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	ZONE	NOTES
41	1 GAL.	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	48"x24"	TW1	FULL SUN
20	5 GAL.	MISCANTHUS SINENSIS 'LITTLE ZEBRA'	DWARF ZEBRA GRASS	40"x30"	TW2	PART SHADE

-ALL PLANTS ARE LOW WATER USE PER SLC HANDBOOK UNLESS MARKED WITH (*).
-PLANT LIST SUBJECT TO CHANGE - ALL FUTURE SUBSTITUTIONS WILL BE CONSISTENT WITH SLC LANDSCAPE REQUIREMENTS

LANDSCAPE PLANTING NOTES

1. CONTRACTOR TO BE RESPONSIBLE FOR PROVIDING 12" OF TOPSOIL IN PLANTING AREAS
   1.1. VERIFY ON SITE-AVAILABLE TOPSOIL FOR USE
2. CONTRACTOR IS RESPONSIBLE TO FURNISH PLANT MATERIAL THAT IS PEST AND DISEASE FREE AND TO MAINTAIN AND WARRANTY PLANT MATERIAL THROUGHOUT CONSTRUCTION AND MAINTENANCE PERIOD
3. CONTRACTOR TO WARRANTY PLANT MATERIAL, TYPICALLY FOR A (1) YEAR PERIOD OF TIME
4. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING QUANTITIES AND FURNISHING ALL PLANT MATERIALS TO ENSURE INTENDED COVERAGE. CONTRACTOR SHALL CONTACT OWNER AND/OR LANDSCAPE ARCHITECT FOR APPROVAL OF CHANGES IN QUANTITIES OR SPECIES
5. DEPENDING ON PLANT AVAILABILITY, CONTRACTOR SHOULD ATTEMPT TO FIND PLANT MATERIAL OF LIKE KIND THAT IS APPROXIMATELY THE SAME HEIGHT AND GROWTH HABIT. HOWEVER, ALL VARIETIES SHALL MATCH EACH OTHER WHEN INSTALLED I.E. NO PARTIAL PLANTING SUBSTITUTIONS. IF A NEW VARIETY IS APPROVED, THE SAME PLANT VARIETY SHALL BE USED THROUGHOUT THE ENTIRETY OF THE PROJECT SCOPE
6. DOUBLE STAKE ALL TREES UNDER 2" CALIPER UNTIL MATURITY
7. ALL SHRUBS AND TREES TO CONTAINER GROWN OR BE BALLED AND BURLAPPED
8. TREES SHALL NOT BE PLANTED LESS THAN 4'-0" FROM CURBS OR HARD SURFACE AREAS UNLESS A ROOT BARRIER IS INSTALLED NEXT TO HARDSCAPED SURFACE.
9. ALL PLANTING SHALL ACCOUNT FOR SPOILS TO PROVIDE A SMOOTH TRANSITION
10. INSTALL COMMERCIAL GRADE WEED BARRIER FABRIC TO ALL PLANTING AREAS AND PLANTER BEDS WITH 6" LANDSCAPE STAPLES PER INDUSTRY STANDARDS. NO WEED BARRIER TO BE VISIBLE
11. ALL PLANT MATERIALS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC.
12. FERTILIZE ALL SHRUBS AND TREES WITH FERTILIZER TABLETS

0 10' 20' 30'
SCALE: 1" = 10'

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State of Utah
JEFFREY D. RICHARDSON
11166857-5301
4/23/2021
Licensed Landscape Architect

PROJECT: FOLSOM ROW
SALT LAKE CITY, UT

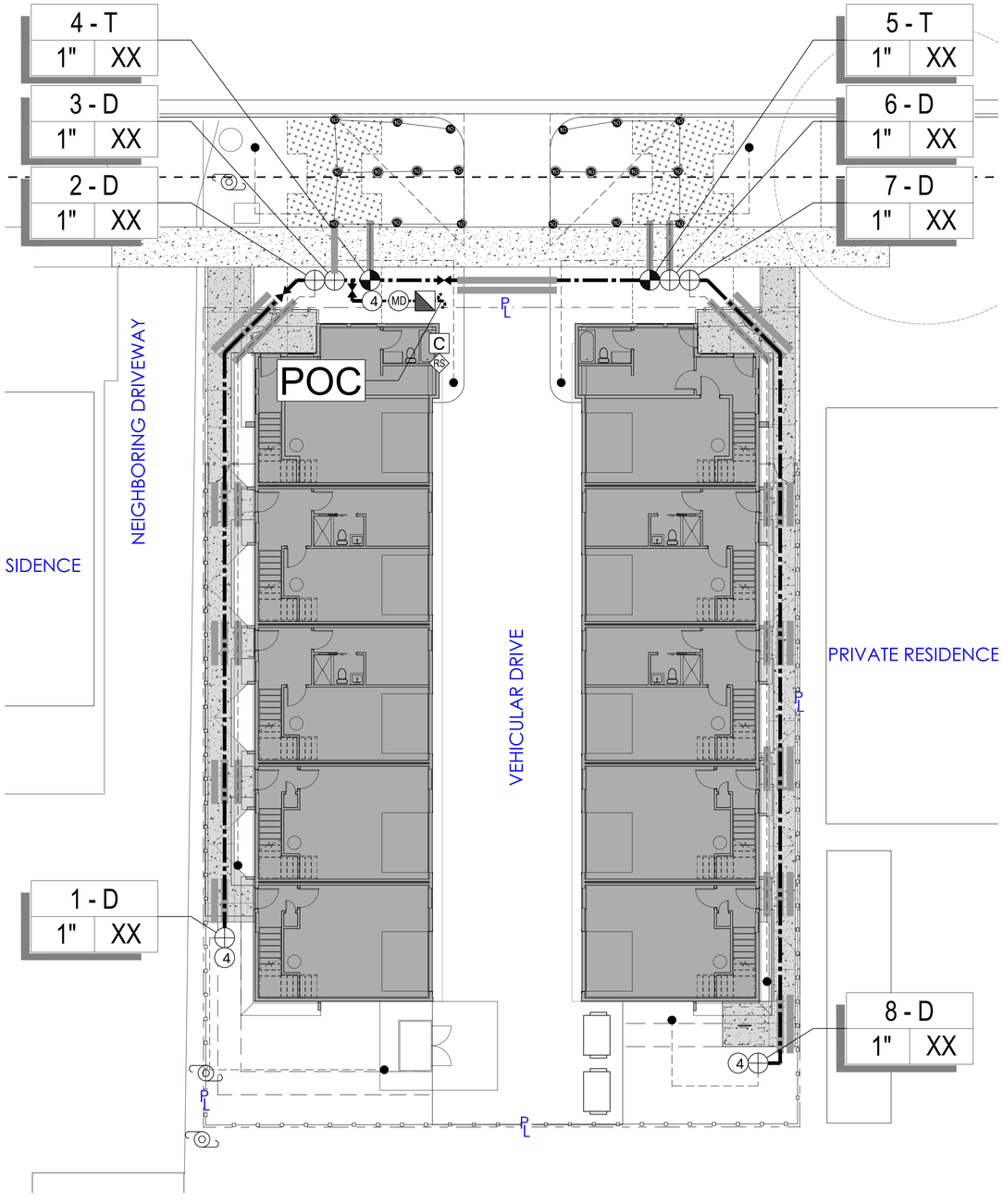
DATE: 4.23.2021
PROJECT: COM-21.07
REVIEWED: JDR

REVISIONS:

TITLE: LANDSCAPE PLANTING PLAN

SHEET: L1-02

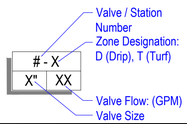
NOT FOR CONSTRUCTION
LANDFORM DESIGN GROUP



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MFR	MODEL NO.	COMMENTS	DETAIL
POC	IRRIGATION POINT OF CONNECTION	NA	Copper Stub on main water line feeding structures (By Others)	See Civil Utility Plans	
	BACKFLOW PREVENTER	FEBCO	1" Reduced Pressure Backflow Preventer (825Y) WYE Strainer	In Guardshack Security Enclosure	IR2.00/1
C	IRRIGATION CONTROLLER	RAINBIRD	ESP4ME	Wall mount 8 valves	
	RAIN SENSOR	RAINBIRD	Rain/Freeze Sensor (WR2)	Wireless Mount on building fascia	
	GATE VALVE	WATTS	Carson 910 Round Valve Box WGV-X Bronze Gate Valve	Size per line size	
4	QUICK COUPLER	RAINBIRD	Carson Standard Valve Box (1419) 1" Quick Coupler (44-LRC)		
M	MANUAL DRAIN VALVE	WATTS	Carson 910 Round Valve Box WGV-X Bronze Gate Valve		
	VALVE ASSEMBLY TURF	RAINBIRD	Carson 1220 Jumbo Valve Box 1" Sch. 80 PVC Ball Valve 1" Control Valve (100-PESB-R)		
	VALVE ASSEMBLY DRIP	RAINBIRD	Carson 1220 Jumbo Valve Box 1" Sch. 80 PVC Ball Valve 1" Drip Zone Control Kit (XCZ-100-PRB-COM)		
	POP-UP SPRAY HEAD	RAINBIRD	1806-SAM-PRS/ADJ 10 SERIES TURF SPRAY 6.0" POP-UP SPRINKLER W/CO-MOLDED WIPER SEAL, 1/2" NPT FEMALE THREADED INLET W/SEAL-A-MATIC CHECK VALVE AND PRESSURE REGULATING CONTROL	Match Precipitation Rate @ 30 PSI	
	PVC SLEEVING	NA	Class 160 PVC		
	SERVICE LINE	NA	1" Type K Copper	Size per Meter	
	PVC MAINLINE	NA	1" Class 200 PVC	Unless otherwise noted on plan	
	TURF LATERAL	NA	3/4" Sch 40 PVC	Unless otherwise called out on plan	
	DRIP LATERAL	NA	3/4" Polyethylene Drip Tubing	Unless otherwise called out on plan	
	END CAP	NA	Carson 910 Round Valve Box Poly Hose End Flush Cap		

VALVE CALLOUTS



EMITTER SCHEDULE

PLANT TYPE	EMITTER RATE	# OF EMITTERS
1 GAL PLANTS	0.5 GPH	ONE EACH
5 GAL PLANTS	0.5 GPH	TWO EACH
1-1/2" CAL TREES	1.0 GPH	FOUR EACH
2" CAL TREES	1.0 GPH	SIX EACH
6'-8' B&B MULTI TREE	1.0 GPH	FOUR EACH
6' CONIFER TREE	1.0 GPH	SIX EACH

NOTES

1. ALL PLANT MATERIAL SHALL BE IRRIGATED W/ RAIN BIRD XB BARBED PRESS-ON TYPE SINGLE-PORT PRESSURE COMPENSATING EMITTERS.
2. 1/4" DISTRIBUTION TUBING NOT TO EXCEED 8' IN LENGTH.
3. RAIN BIRD DBC-025 DIFFUSER BUG CAP AND TS-025 STAKE ON ALL 1/4" DISTRIBUTION TUBING.

IRRIGATION POINT OF CONNECTION NOTES

1. POINT OF CONNECTION: POINT OF CONNECTION IS LOCATED ..... OF BUILDING .... NEAR ... . CONTRACTOR SHALL LOCATED AND CONNECT DOWN STREAM OF THE DEDICATED IRRIGATION WATER METER (PROVIDED BY OTHERS) WITH TYPE K COPPER SERVICE LINE AT DEPTH OF 48" OR PER LOCAL CODE, WHICHEVER IS GREATER TO BACKFLOW PREVENTER. INSTALL ONE FEBCO 825Y BACKFLOW PREVENTER IN A GUADSHACK ENCLOSURE WITH A FROST BLANKET. EXTEND TYPE K COPPER PIP A MINIMUM OF 30" BEYOND ENCLOSURE TO ONE MANUAL DRAIN VALVE AND ONE 1" QUICK COUPLER VALVE, TRANSITION TO AND EXTEND CL200 PVC MAINLINE TO VALVES AS SHOWN.

   THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES. THE CONTRACTOR SHALL OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS ASSOCIATED WITH THIS WORK.
2. CONTROLLER LOCATION: CONTRACTOR SHALL WALL MOUNT THE CONTROLLER NEAR THE POINT OF CONNECTION ON THE SIDE OF BUILDING ... . LOCATION ON THE PLANS IS FOR REFERENCE ONLY. THE CONTRACTOR SHALL REFER TO THE ELECTRICAL PLANS AND COORDINATE 120 VOLT POWER AND ALL NECESSARY CONDUIT AND SLEEVING WITH THE OWNER'S REPRESENTATIVE PRIOR TO START OF WORK.

   ALL EQUIPMENT AND CONNECTIONS SHALL CONFORM TO ALL LOCAL CODES. REFER TO ELECTRICAL ENGINEERING AND ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION REGARDING POWER FOR THE CONTROLLER.
3. SENSOR: MOUNT RAIN/FREEZE SENSOR ON BUILDING FASCIA ADJACENT TO THE CONTROLLER. FINAL CONTROLLER, SENSOR LOCATION AND SENSOR MOUNTING SYSTEM TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
4. SYSTEM PRESSURE: **THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED MINIM STATIC PRESSURE OF 70 PSI AND A MAXIMUM SAFE FLOW OF 16 GPM.** THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE OPERATING PRESSURE IN THE FIELD AT THE POINT OF CONNECTION BEFORE CONSTRUCTION BEGINS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE IF DEFICIENT EQUIPMENT, LOW PRESSURE OR LOW FLOW CONDITIONS ARE ENCOUNTERED. IF THE CONTRACTOR FAILS TO NOTIFY OWNER'S REPRESENTATIVE OF SUCH DISCREPANCIES, THEN THE CONTRACTOR ASSUMES ALL LIABILITY AND COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS TO ACCOMMODATE THE ACTUAL PRESSURE.

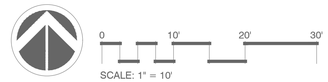
IRRIGATION NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL THE IMPROVEMENTS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL COORDINATE AS NECESSARY WITH THE GENERAL CONTRACTOR AND OWNER'S REPRESENTATIVE FOR SUCCESSFUL COMPLETION OF THIS WORK.
3. THE CONTRACTOR ASSUMES ALL LIABILITY ASSOCIATED WITH THE MODIFICATION OF THE IRRIGATION SYSTEM DESIGN WITHOUT NOTIFYING OWNER'S REPRESENTATIVE.
4. ALL IRRIGATION EQUIPMENT IS TO BE AS SPECIFIED OR APPROVED EQUAL PER THE DISCRETION OF THE OWNER'S REPRESENTATIVE.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT A THOROUGH SITE INSPECTION AND REVIEW OF THE PROJECT CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: LANDSCAPE PLAN, UTILITY PLAN, CIVIL PLAN, ARCHITECTURAL PLANS, ELECTRICAL PLANS, GRADING AND DRAINAGE AND ALL ASSOCIATED PLANS THAT AFFECT THIS WORK PRIOR TO BEGINNING CONSTRUCTION. IF THE CONTRACTOR OBSERVES ANY DISCREPANCIES AMONG THE CONSTRUCTION DOCUMENTS AND THE EXISTING CONDITIONS ON SITE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY.
6. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL AND STATE REGULATIONS TO INSTALL THE IRRIGATION SYSTEM AND IT'S COMPONENTS PER THE MANUFACTURER'S SPECIFICATIONS AS SHOWN ON THESE DOCUMENTS. THE CONTRACTOR SHALL OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS REQUIRED BY ANY AND ALL LOCAL AND STATE AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
7. THE CONTRACTOR MUST VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. IF THE CONTRACTOR FAILS TO DO SO AND DAMAGES ANY UNDERGROUND UTILITIES THROUGH THE COURSE OF HIS WORK. THE CONTRACTOR SHALL PAY FOR ANY/AND ALL REPAIR WORK ASSOCIATED WITH SAID DAMAGES.
8. IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN THE PROJECT LIMITS AND WITHIN LANDSCAPE AREAS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN FOR GRAPHICAL CLARITY ONLY. IF THERE IS A QUESTION REGARDING THE LOCATION OF ANY COMPONENT OF THE IRRIGATION SYSTEM, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE. IF THE CONTRACTOR NEGLECTS TO NOTIFY THE NECESSARY PARTIES, THE CONTRACTOR SHALL PAY FOR ANY REPLACEMENT OR MODIFICATION TO INSURE PROPER LOCATION AND OPERATION OR THE IRRIGATION SYSTEM AND IT'S COMPONENTS.
9. PLANT MATERIAL LOCATIONS TAKE PRECEDENTS OVER IRRIGATION LINES. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
10. IF IRRIGATION SLEEVING IS REQUIRED A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN BANKS OF SLEEVES USED FOR OTHER ON-SITE UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE ADEQUATE VERTICAL SEPARATION BETWEEN ALL IRRIGATION DISTRIBUTION LINES AND ALL UTILITIES (EXISTING OR PROPOSED) CONDUIT, STORM WATER COMPONENTS, DRAINS, ETC.
11. ALL VALVE BOXES / LIDS SHALL BE PLASTIC, COLOR TAN, WITH LOCKING COVERS, PER THE CONSTRUCTION DETAILS. UNDER NO CIRCUMSTANCES ARE VALVE BOXES TO BE LOCATED IN THE TURF AREAS. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 1'-0" FROM THE EDGE OF PAVED SURFACES AND 3'-0" FROM THE CENTERLINE OF DRAINAGE SWALES OR RETENTION BASINS.THE CONTRACTOR SHALL ADJUST ALL VALVE BOXES TO BE FLUSH FINISH GRADE AS PER THE CONSTRUCTION DETAIL.
12. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF DRIP IRRIGATION LINES PRIOR TO INSTALLATION OF PLANT MATERIAL WITH THE OWNER'S REPRESENTATIVE.
13. LAYOUT EMITTER TUBING PARALLEL TO TOPOGRAPHY WHEREVER POSSIBLE. INSTALL FLUSHABLE TYPE END CAP AT ENDS OF ALL 3/4" PVC DRIP LATERALS AND FLUSH THOROUGHLY BEFORE INSTALLING EMITTERS.
14. TREES, SHRUBS, AND GROUNDCOVER SHALL BE IRRIGATED BY MULTI-PORT EMITTERS, SEE EMITTER SCHEDULE FOR ADDITIONAL INFORMATION.
15. THE CONTRACTOR SHALL FINE TUNE / ADJUST THE IRRIGATIONS SYSTEM TO AVOID / REDUCE OVER-SPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
16. THE CONTRACTOR SHALL EXTEND THREE SPARE CONTROL WIRES (ONE COMMON AND 2 CONTROL WIRES) FROM THE CONTROLLER TO THE END OF THE MAINLINE OR AS SHOWN ON THE PLANS. INSTALL SPARE WIRES IN A 10" ROUND VALVE BOX WITH A QUICK COUPLING VALVE. USE ONLY #14 OR #12 (WHEN NECESSARY) DIRECT BURY COPPER WIRE FOR ALL UNDERGROUND WIRING.
17. GROUNDING FOR THE IRRIGATION CONTROLLER IS TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND PER THE AMERICAN SOCIETY OF IRRIGATION CONSULTANTS GUIDELINE 100-2002 FOR EARTH GROUNDING ELECTRONIC EQUIPMENT IN IRRIGATION SYSTEMS FOUND AT www.asic.org/Design_Guides.aspx. CONTACT THE MANUFACTURER FOR ADDITIONAL TECHNICAL ASSISTANCE.

IRRIGATION SLEEVING NOTES

1. INSTALLATION OF SLEEVING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. SLEEVES SHALL BE INSTALLED PRIOR TO THE START OF PAVING OPERATIONS. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR FOR LOCATION AND SIZING OF SLEEVES PRIOR TO THE START OF WORK.
2. THE CONTRACTOR SHALL SLEEVE ALL IRRIGATION DISTRIBUTION LINES, VALVE CONTROL WIRES AND COMMUNICATION WIRES, UNDER ALL PAVED SURFACES, WALL FOOTERS, DRAINAGE CHANNELS, INLETS, CATCH BASINS, ETC.
3. ALL SLEEVES SHALL EXTEND A MINIMUM OF 1 FOOT BEYOND EDGE OF ALL OBSTRUCTIONS. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER ANY OBSTRUCTIONS.
4. SLEEVING SHALL BE INSTALLED PER THE SIZES AND QUANTITIES SHOWN ON THE PLANS BASED ON THE CHART BELOW. ALL MAINLINE, VALVE CONTROL AND COMMUNICATION WIRES, LATERALS AND 3/4" POLYETHYLENE DRIP TUBING UNDER PAVED SURFACES ARE TO BE INSTALLED IN SEPARATE SLEEVING.

SLEEVED PIP SIZE/WIRE QTY	REQUIRED SLEEVE SIZE AND QTY.
3/4"-1" PIPING	2" PVC (1)
1-1/2" PIPING	3" PVC (1)
2" PIPING	4" PVC (1)
2"+ PIPING	6" PVC (1)
1-50 CONTROL WIRES	2" PVC (1)



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SALT LAKE CITY, UT

DATE: 4.23.2021
PROJECT: COM-21.07
REVIEWED: JDR

REVISIONS:

TITLE: IRRIGATION PLAN

SHEET: L2-01

NOT FOR CONSTRUCTION
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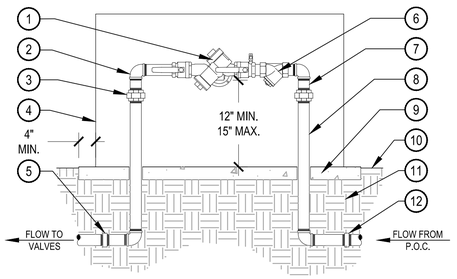
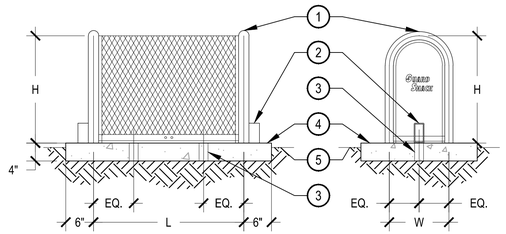


1. BACKFLOW PREVENTER W/ BALL VALVES PER SCHEDULE
2. BRASS ELLS
3. BRASS UNION (TYP)
4. BACKFLOW PREVENTER ENCLOSURE PER SCHEDULE
5. PVC ADAPTOR 30" BEYOND UNIT
6. Y-STRAINER W/ 80-MESH SCREEN
7. BRASS NIPPLES (TYP)
8. TYPE K COPPER PIPE
9. 4" THICK CONCRETE PAD
10. FINISH GRADE
11. COMPACTED SUBGRADE
12. PVC ADAPTOR 30" BEYOND UNIT

NOTE:
1. INSTALL PER LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS.
2. INSTALL FROSTGUARD INSULATED JACKET PER MANUFACTURER'S SPECIFICATION.
3. PROVIDE PVC PIPE PROTECTION AROUND COPPER SUPPLY LINES AS THEY GO THROUGH THE CONCRETE SLAB BASE.
4. BACKFLOW PREVENTION DEVICES SHALL BE PLACED A MINIMUM OF TWO (2') FEET FROM THE WATER METER AND SHALL BE THE SAME SIZE AS THE METER SERVICE LINE.
5. PROVIDE THRUST BLOCKS FOR LINES 2-1/2" OR LARGER

BACKFLOW PREVENTER

SCALE: NTS

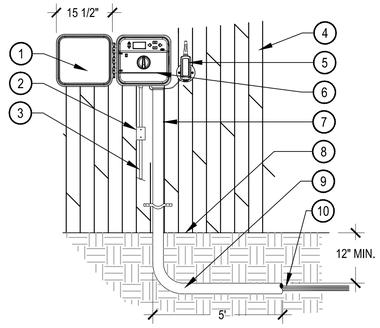


1. LIFT-OFF GUARDSHACK ENCLOSURE
2. LOCK SHIELD
3. HOLES FOR INFLOW AND OUTFLOW PIPES OF BACKFLOW PREVENTER
4. CONCRETE PAD - PAD TO BE 6" LARGER ON ALL SIDES THAN INTERIOR DIMENSIONS OF GUARDSHACK ENCLOSURE
5. FINISH GRADE

STANDARD LIFT-OFF GUARDSHACK INTERNAL DIMENSIONS	
GS-.5	10"W x 18"H x 12"L
GS-1	10"W x 24"H x 22"L
GS-2	10"W x 24"H x 30"L

LIFT-OFF GUARDSHACK ENCLOSURE

SCALE: NTS

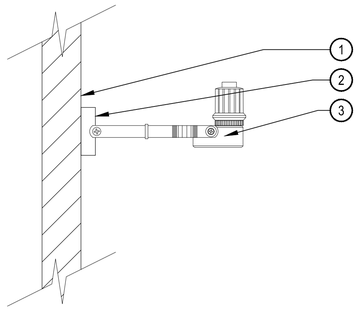


1. CONTROLLER PER SCHEDULE MOUNT AT EYE-LEVEL W/ CLEARANCE FOR DOOR OPENING, PER MANUFACTURER'S RECOMMENDATIONS
2. DISCONNECT JUNCTION BOX
3. CONNECT PER LOCAL CODE TO EXISTING POWER SOURCE IN STEEL CONDUIT (BY OTHERS)
4. BUILDING WALL
5. WIRELESS SENSOR RECEIVER MOUNTED ON THE WALL NEXT TO THE CONTROLLER
6. SENSOR MODULE IS PROVIDED IN CONTROLLER
7. RIGID STEEL CONDUIT W/ CONTROL WIRES TO VALVES AND GROUNDING
8. FINISH GRADE
9. CONDUIT TO EXTEND 5 FT. BEYOND WALL
10. UF DIRECT BURIAL WIRE TO REMOTE CONTROL VALVES.

NOTE:
1. ALL ELECTRICAL AND CONTROLLER WIRE TO BE INSTALLED PER LOCAL CODE AND MANUFACTURER'S SPECIFICATIONS.
2. ALL ELECTRICAL MATERIALS SHALL BE U.L. APPROVED FOR USE AS SHOWN.
3. GROUND CONTROLLER PER LOCAL CODE AND MANUFACTURER'S SPECIFICATIONS.
4. PROVIDE WATERPROOF SEALANT FOR ALL CONDUIT AND WIRE ACCESS POINTS.
5. PROVIDE LOCK AND KEY FOR ENCLOSURE.

WALL MOUNT IRRIGATION CONTROLLER

SCALE: NTS

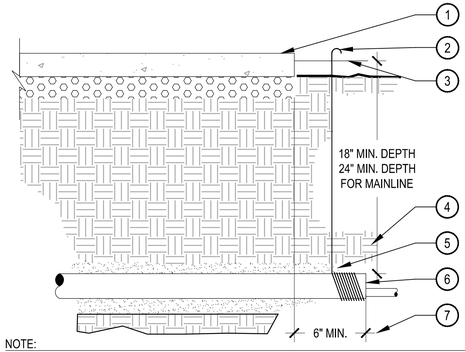


1. SUITABLE FASCIA, WALL, OR GUTTER MOUNT. MOUNT IN LOCATION WHERE SENSOR CAN RECEIVE FULL SUN AND IS OPEN TO RAINFALL.
2. SECURE TO EXTERIOR WALL.
3. WIRELESS RAIN SENSOR, LOCATE WITHIN 200' OF THE CONTROLLER.

NOTE:
1. INSTALL SENSOR PER MANUFACTURER'S SPECIFICATIONS.
2. FINAL LOCATION AND MOUNTING SYSTEM TO BE APPROVED BY OWNERS REPRESENTATIVE.

RAIN SENSOR

SCALE: NTS

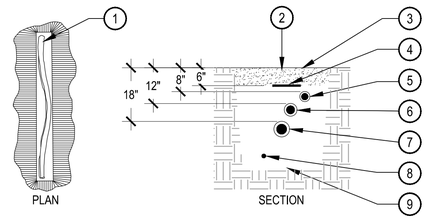


1. PAVING
2. WRAP 12 GAUGE GALVANIZED WIRE AROUND EACH END OF SLEEVE (10 WRAPS MIN.) AND EXTEND TO SURFACE AS A LOCATING DEVICE.
3. FINISH GRADE / TOP OF DG.
4. COMPACT SOIL AROUND SLEEVE TO SAME DENSITY AS ADJACENT UNDISTURBED SOIL.
5. WASHED AND GRADED MORTAR SAND BACKFILL IN ROCKY SOIL CONDITIONS.
6. PVC SLEEVE PER SCHEDULE. TWICE DIAMETER OF THE SUM OF THE PIPES/ WIRES
7. EXTEND SLEEVES 6" BEYOND EDGES OF PAVING

NOTE:
1. ALL SLEEVES SHALL BE INSPECTED PRIOR TO BACKFILLING.
2. CAP SLEEVES UNTIL USE.
3. MULTIPLE SLEEVES REQUIRE 4" HORIZONTAL SEPARATION WITHIN SAME SLEEVE TRENCH.
4. IRRIGATION PIPE AND WIRE SHALL NOT SHARE THE SAME SLEEVE.
5. MARK / STAMP - 'X' AND/OR INSTALL PLACARD AT BACK OF CURB.

IRRIGATION SLEEVE

SCALE: NTS

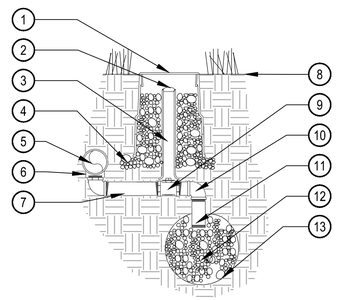


1. PVC PIPE IN TRENCH
2. EXCAVATED COVER MATERIAL (SEE NOTES)
3. FINISH GRADE
4. INDICATOR TAPE
5. PVC DRIP LATERAL (8" MIN. COVERAGE, 24" MIN. COVERAGE BELOW PEDESTRIAN WALKS.)
6. PVC TURF LATERAL
7. PVC IRRIGATION MAINLINE
8. VALVE WIRING
9. BEDDING MATERIAL (SEE NOTES)

NOTE:
1. ALL MAINLINES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER' SPECIFICATIONS.
2. ALL PVC PIPING TO BE SNAKED IN TRENCHES AS SHOWN IN PLAN VIEW ABOVE.
3. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES.
4. ALL ELECTRICAL WIRE CONNECTIONS TO VALVES AND SPLICES TO BE INSTALLED WITHIN A VALVE BOX AND MADE WITH DBY WATERPROOF CONNECTORS, OR APPROVED EQUAL.
5. BUNDLE AND TAPE WIRING AT 10' INTERVALS
6. VALVE WIRES TO BE INSTALLED WITHIN MAINLINE TRENCH WHEREVER POSSIBLE.
7. BEDDING MATERIAL SHALL BE 1/4" MINUS SAND, AND SHALL BE 3" BELOW LOWEST PIPE OR WIRE AND 3" ABOVE HIGHEST PIPE OR WEIR WITHIN TRENCH.
8. BEDDING MATERIAL SHALL BE IN MAINLINE TRENCH ONLY.
9. BEDDING IS NOT REQUIRED IN POLYETHYLENE TUBING TRENCHES.
10. EXCAVATED COVER MATERIAL SHALL BE FREE FROM DEBRIS AND ROCKS 1/2" OR GREATER.
11. PIPE BEDDING MATERIAL TO BE ROCK AND DEBRIS FREE, BACKFILL IN 6" LIFTS, PUDDLE WITH WATER, BETWEEN LIFTS.

IRRIGATION TRENCH

SCALE: NTS

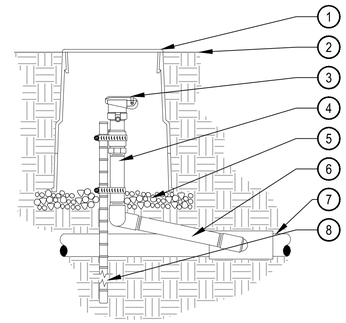


1. 10" LOCKING ROUND BOX & COVER PER SCHEDULE. TOP OF BOX TO BE FLUSH WITH FINISH GRADE.
2. 2" VALVE MARKER
3. 2" CL160 PVC ACCESS SLEEVE LENGTH AS REQUIRED.
4. 3" DEPTH 3/4" CRUSHED GRAVEL 6" BEYOND EDGE OF BOX
5. PVC PRESSURE MAIN LINE
6. SCH. 80 TEE PER MAINLINE SIZE. ALIGN IN A DOWNWARD POSITION
7. SCH. 80 PVC NIPPLE
8. FINISH GRADE
9. 1" BRONZE STOP VALVE WITH SLOTTED KEY OPERATOR
10. SCH. 80 PVC ELL
11. SCH. 80 PVC NIPPLE
12. 3/4" GRAVEL SUMP - 1 CU. FT. MIN
13. SOIL BLANKET ENCLOSING SUMP AMOCO ENG. FABRIC 4545 - 4.5 OZ. OR EQUAL

NOTE:
1. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.
2. LOCATE DRAIN VALVE AT POINT OF CONNECTION AND AT ALL LOW POINT(S) ALONG THE IRRIGATION MAINLINE AS NEEDED.

MANUAL DRAIN VALVE

SCALE: NTS

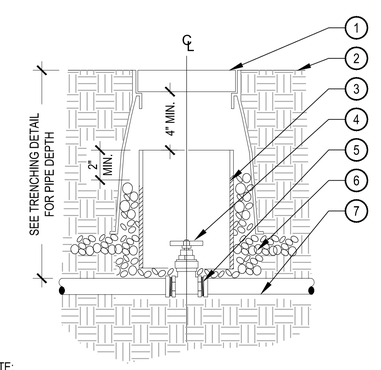


1. 6" ROUND BOX & COVER PER SCHEDULE. TOP OF BOX TO FLUSH WITH FINISH GRADE
2. FINISH GRADE
3. QUICK COUPLING VALVE W/ LOCKING COVER PER SCHEDULE
4. SCH. 80 NIPPLE
5. 3" DEPTH 3/4" GRAVEL BASE EXTEND 6" BEYOND EDGE OF BOX
6. 1" PVC SWING JOINT
7. PVC MAINLINE
8. 24" #4 REBAR TO HOLD COUPLER IN PLACE W/ (2) STAINLESS STEEL CLAMPS

NOTE:
1. EACH QUICK COUPLER SHALL BE IN A SEPARATE VALVE BOX
2. PROVIDE (1) QUICK COUPLER KEY FOR EACH QUICK COUPLER VALVE.
3. QUICK COUPLER SHALL HAVE YELLOW LOCKING RUBBER COVER
4. COMPACT SOIL AROUND GATE VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.
5. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.

QUICK COUPLER

SCALE: NTS



1. LOCKING ROUND BOX & COVER PER SCHEDULE. TOP OF BOX TO BE FLUSH WITH FINISH GRADE
2. FINISH GRADE
3. 2" CL160 PVC ACCESS SLEEVE LENGTH AS REQUIRED.
4. GATE VALVE W/ CROSS HANDLE AND SOLID WEDGE DISC PER SCHEDULE
5. THREADED MALE ADAPTER
6. 3/4" GRAVEL SUMP FILL IN AND AROUND BOX AS REQUIRED. EXTEND 6" BEYOND EDGE OF BOX
7. PVC MAINLINE AS PER PLAN

NOTE:
1. COMPACT SOIL AROUND GATE VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.
2. DO NOT REST VALVE BOX OR ACCESS SLEEVES ON MAINLINE OR LATERAL LINE.
3. PROVIDE GATE VALVE KEY - LENGTH AS REQUIRED.

GATE VALVE

SCALE: NTS

LFDC COMMERCIAL

LANDSCAPE ARCHITECTURE // SITE DESIGN

511 W. 200 S. SUITE 125
SLC, UTAH 84101
OFFICE: 801.521.2370

WWW.LANDFORMDESIGNGROUP.COM

State of Utah
JEFFREY D. RICHARDSON
11166857-5301
4/23/2021
Licensed Landscape Architect

PROJECT: FOLSOM ROW
SALT LAKE CITY, UT

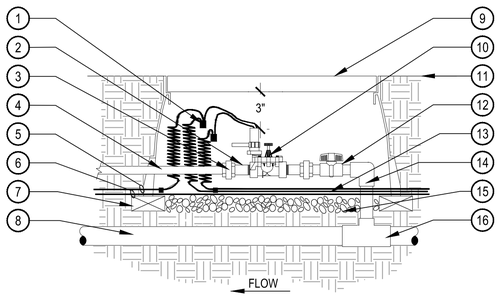
DATE: 4.23.2021
PROJECT: COM-21.07
REVIEWED: JDR

REVISIONS:

TITLE:
IRRIGATION NOTES & DETAILS

SHEET:
L2-02

NOT FOR CONSTRUCTION
LANDFORM DESIGN GROUP

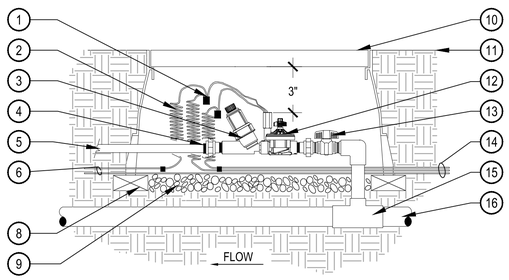


1. WATERPROOF CONNECTORS
2. (2) SCH. 80 TOE NIPPLE
3. (2) SCH. 80 PVC UNION SxS
4. PVC LATERAL
5. COMMON WIRE TO NEXT VALVE(S)
6. CONTROL WIRE TO NEXT VALVE(S)
7. BRICK SUPPORTS 4 MIN.
8. PVC MAINLINE
9. PLASTIC LOCKING VALVE BOX
10. VALVE ASSEMBLY WITH PRS DIAL
11. FINISH GRADE
12. PVC BALL VALVE SxS
13. WIRES FROM CONTROLLER
14. SCH. 40 ELL SxS
15. 3/4" GRAVEL SUMP. 4" DEPTH
16. SCH. 40 TEE SxSxS

NOTE:
1. BUNDLE & TAPE WIRE EVERY 10 FT. SEAL WIRE ENDS WITH WATERPROOF SPLICING MATERIAL.
2. 30" MIN. LENGTH OF CONTROL WIRE COILED AND PLACED IN BOX AT WATERPROOF CONNECTION TO SOLENOID.

TURF VALVE ASSEMBLY WITH PRS DIAL

SCALE: NTS

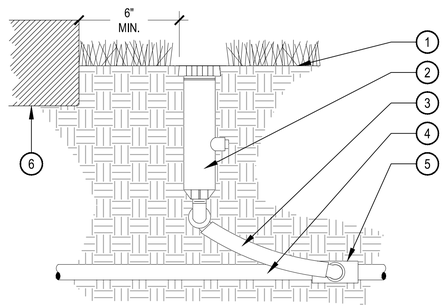


1. WATERPROOF CONNECTORS
2. 30" COIL OF WIRE
3. PRESSURE REGULATING FILTER PER SCHEDULE
4. (2) SCH. 80 PVC UNION
5. 3/4" PVC LATERAL
6. CONTROL AND COMMON WIRE TO NEXT VALVE(S)
8. BRICK SUPPORTS (4 MIN.)
9. 4" DEPTH GRAVEL SUMP
10. VALVE BOX PER SCHEDULE. TOP OF BOX TO BE FLUSH WITH FINISH GRADE
11. FINISH GRADE
12. REMOTE CONTROL VALVE PER LEGEND
13. SCH 80 PVC BALL VALVE
14. CONTROL AND COMMON WIRES FROM CONTROLLER
15. SCH 80 TEE
16. PVC MAINLINE

NOTE:
1. BUNDLE & TAPE WIRE EVERY 10 FT. SEAL WIRE ENDS WITH WATERPROOF SPLICING MATERIAL.
2. 30" MIN. LENGTH OF CONTROL WIRE COILED AND PLACED IN BOX AT WATERPROOF CONNECTION TO SOLENOID.

DRIP VALVE ASSEMBLY

SCALE: NTS

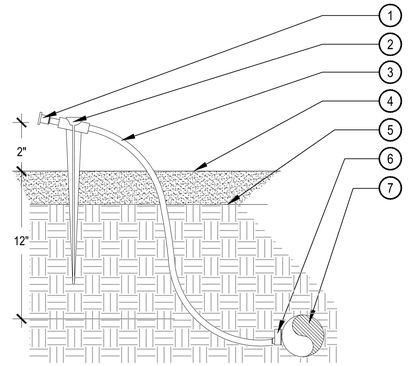


1. FINISH GRADE
2. POP-UP SPRAY SPRINKLER PER SCHEDULE
3. FLEXIBLE SWING JOINT - 18" MAX
4. PVC LATERAL PIPE
5. PVC SCH. 40 TEE OR ELL, THREADED
6. EDGE OF PAVING OR HEADER

NOTE:
1. AFTER FLUSHING HEADS, REGRADE AND COMPACT AS NEEDED TO RETURN TO FINISH GRADE CONDITION.
2. SPRINKLERS SHALL BE MIN. 6" FROM ANY WALLS, WALKS, COURTS, AND 12" FROM TURF EDGE.
3. ADJUST ALL SPRINKLERS HEADS SO THAT NO OVERSPRAY OCCURS ON ANY WALLS, WALKS, COURTS, ETC.
4. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.
5. COMPACT SOIL AROUND HEAD TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.

POP-UP SPRAY ASSEMBLY

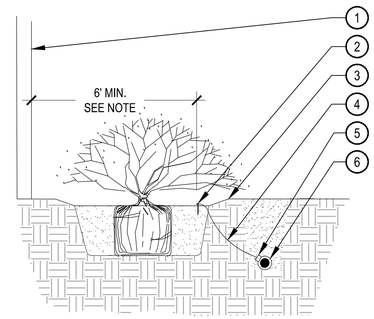
SCALE: NTS



1. DBC-25 DIFFUSER CAP
2. UNIVERSAL 1/4" TUBING STAKE
3. 1/4" DISTRIBUTION TUBING: LENGTH NOT TO EXCEED 8'
4. TOP OF MULCH
5. FINISH GRADE
6. PRESSURE COMPENSATING EMITTER PER EMITTER SCHEDULE. LOCATE ON TOP OR SIDE OF DRIP LATERAL
7. 3/4" POLYETHYLENE TUBING DEPTH PER DETAIL

SINGLE OUTLET EMITTER

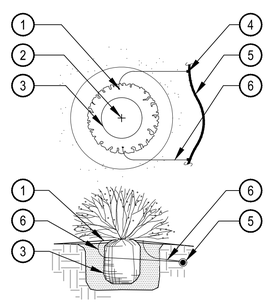
SCALE: NTS



NOTE:
1. ALL IRRIGATION TO BE A MINIMUM OF 6' FROM BUILDING, OR AS DEFINED WITHIN THE GEOTECH REPORT, WHICHEVER IS GREATER.

EMITTER PLACEMENT NEAR BUILDING

SCALE: NTS

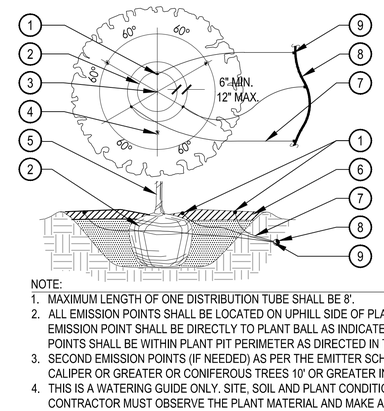


1. DIFFUSER CAP W/ DRIP STAKE
2. PLANT CENTER
3. PLANT ROOTBALL
4. SINGLE OUTLET EMITTER
5. 3/4" POLYETHYLENE DRIP TUBING
6. 1/4" DISTRIBUTION TUBING (LENGTH NOT TO EXCEED 8')

NOTE:
1. MAXIMUM LENGTH OF ONE DISTRIBUTION TUBE SHALL BE 8'.
2. EMITTERS SHALL BE EQUALLY SPACED AROUND ROOTBALL.
3. FLUSH ALL LINES THOROUGHLY PRIOR TO EMITTER INSTALLATION.
2. IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL EMITTERS ON THE UPHILL SIDE OF PLANT.
3. EMITTERS SHALL BE SELF-FLUSHING AND PRESSURE COMPENSATING UNLESS NOTED OTHERWISE.
4. DRIP VALVE ZONES (HYDROZONES) ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT REQUIREMENTS AND SUN EXPOSURE.
5. CONTRACTOR SHALL ENSURE HYDROZONES ARE VALVED SEPARATELY AS SHOWN ON PLAN.

SHRUB EMITTER PLACEMENT

SCALE: NTS

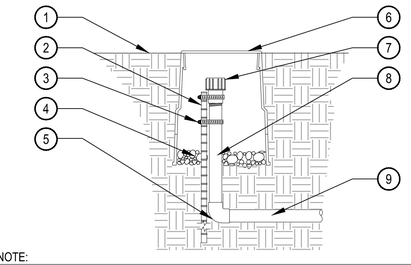


1. EMISSION POINT. DIFFUSER CAP W/ DRIP STAKE (TYP.)
2. PLANT ROOT BALL (TYP.)
3. PLANT CENTER (TYP.)
4. SECOND EMISSION POINTS SEE NOTE 3 BELOW
5. TREE TRUNK
6. MULCH LAYER
7. 1/4" DISTRIBUTION TUBING (LENGTH NOT TO EXCEED 8')
8. 3/4" POLYETHYLENE DRIP TUBING
9. SINGLE OUTLET EMITTER

NOTE:
1. MAXIMUM LENGTH OF ONE DISTRIBUTION TUBE SHALL BE 8'.
2. ALL EMISSION POINTS SHALL BE LOCATED ON UPHILL SIDE OF PLANT MATERIAL. ONE EMISSION POINT SHALL BE DIRECTLY TO PLANT BALL AS INDICATED. ADDITIONAL EMISSION POINTS SHALL BE WITHIN PLANT PIT PERIMETER AS DIRECTED IN THE EMITTER SCHEDULE.
3. SECOND EMISSION POINTS (IF NEEDED) AS PER THE EMITTER SCHEDULE FOR TREES WITH 3" CALIPER OR GREATER OR CONIFEROUS TREES 10' OR GREATER IN HEIGHT.
4. THIS IS A WATERING GUIDE ONLY. SITE, SOIL AND PLANT CONDITIONS VARY GREATLY. CONTRACTOR MUST OBSERVE THE PLANT MATERIAL AND MAKE ADJUSTMENTS AS NECESSARY FOR PROPER PLANT WATER REQUIREMENT.

TREE EMITTER PLACEMENT

SCALE: NTS



1. EXTERIOR OF BUILDING
2. EMISSION POINT. DIFFUSER CAP W/ DRIP STAKE (TYP.)
3. FINISH GRADE
4. 1/4" DISTRIBUTION TUBING
5. EMITTER PER SCHEDULE
6. DRIP LATERAL - SEE NOTE FOR PLACEMENT OF PIPE AND EMITTERS RELATIVE TO BUILDING FOUNDATION.

1. FINISH GRADE
2. 24" #4 REBAR
3. (2) STAINLESS STEEL CLAMPS
4. 3/4" GRAVEL SUMP - 4" DEPTH
5. SCH 80 PVC ELL
6. LOCKING ROUND BOX & COVER PER SCHEDULE. TOP OF BOX TO BE FLUSH WITH FINISH GRADE
7. HOSE END FLUSH CAP
8. SCH 80 PVC TOE NIPPLE (LENGTH AS REQUIRED)
9. PVC LATERAL

NOTE:
1. DO NOT PLACE 10" LOCKING ROUND BOX ON LATERAL.
2. COMPACT SOIL AROUND GATE VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.
3. SECURE STAKE TO FLUSH END CAP OR PVC NIPPLE WITH A MINIMUM OF 2 STAINLESS STEEL WORM DRIVE CLAMPS.
4. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.

FLUSH END CAP

SCALE: NTS

LFDC COMMERCIAL

LANDSCAPE ARCHITECTURE // SITE DESIGN

511 W. 200 S. SUITE 125
SLC, UTAH 84101
OFFICE: 801.521.2370

WWW.LANDFORMDESIGNGROUP.COM

State of Utah
JEFFREY D. RICHARDSON
11166857-5301
4/23/2021
Licensed Landscape Architect

PROJECT: FOLSOM ROW
SALT LAKE CITY, UT

LANDFORM DESIGN GROUP

DATE: 4.23.2021
PROJECT: COM-21.07
REVIEWED: JDR

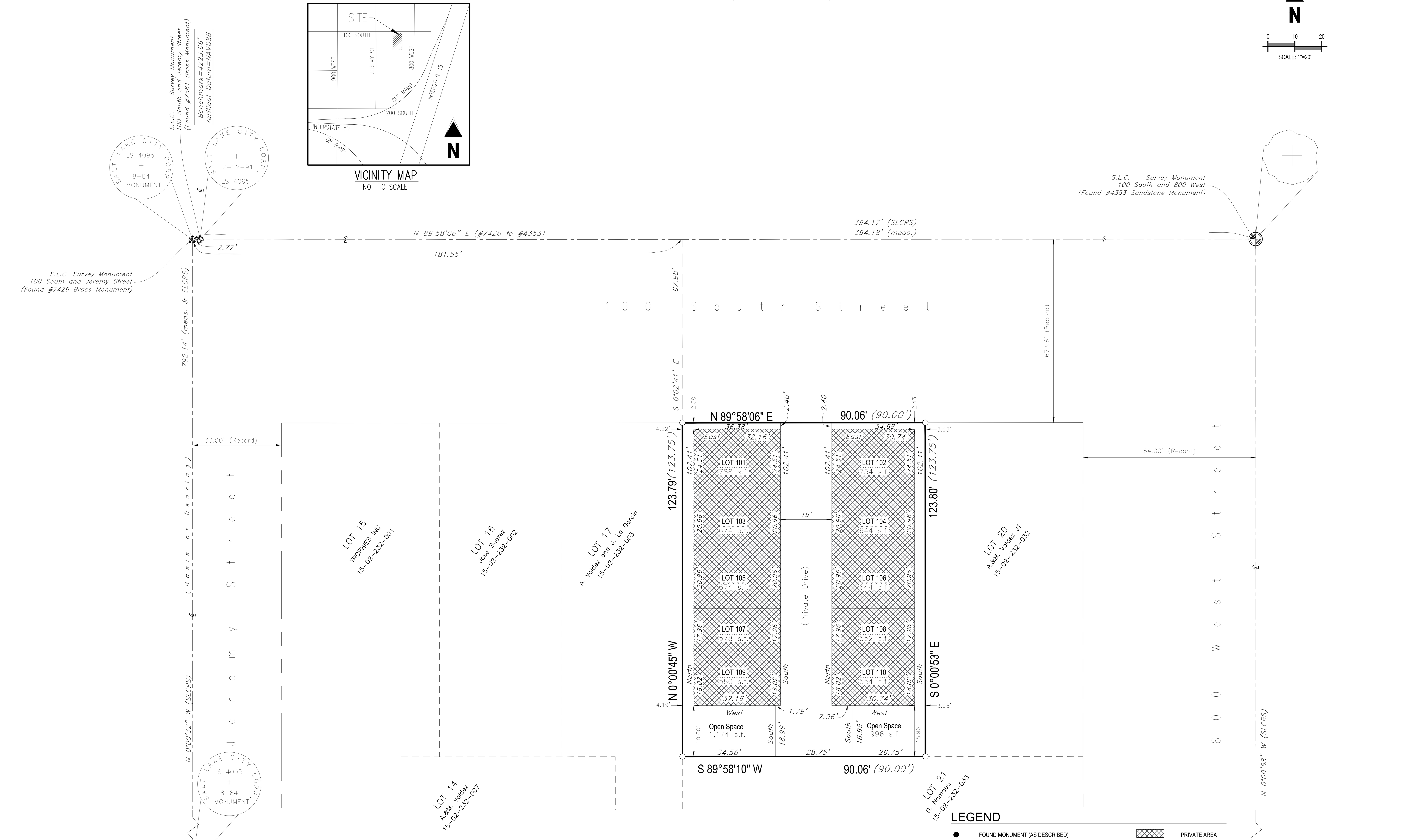
REVISIONS:

TITLE: IRRIGATION DETAILS

SHEET: L2-03

FOLSOM ROW TOWNHOMES SUBDIVISION

LOTS 18 & 19, BLOCK 1, FRANKLIN SUBDIVISION OF
BLOCK 46, PLAT "C", SALT LAKE CITY SURVEY
SALT LAKE CITY, SALT LAKE COUNTY, STATE OF UTAH



VICINITY MAP
NOT TO SCALE
SITE
100 SOUTH
200 SOUTH
INTERSTATE 80
INTERSTATE 15
N
SCALE: 1"=20'
100 South Street
Jeremy Street
800 West Street
LOT 15
TROPHIES INC
15-02-232-001
LOT 16
Jose Suarez
15-02-232-002
LOT 17
A. Valdez and J. La Garcia
15-02-232-003
LOT 20
A.&M. Valdez Jr
15-02-232-032
LOT 14
A.&M. Valdez
15-02-232-007
LOT 21
D. Namauu
15-02-232-033
LOT 101
LOT 102
LOT 103
LOT 104
LOT 105
LOT 106
LOT 107
LOT 108
LOT 109
LOT 110
(Private Drive)
Open Space
1,174 s.f.
Open Space
996 s.f.
N 89°58'06" E
90.06' (90.00')
S 89°58'10" W
90.06' (90.00')
N 0°00'45" W
123.79' (123.75')
S 0°00'53" E
123.80' (123.75')
N 89°58'06" E (#7426 to #4353)
394.17' (SLCRS)
394.18' (meas.)
181.55'
792.14' (meas. & SLCRS)
N 0°00'32" W (SLCRS)
N 0°00'58" W (SLCRS)
S.L.C. Survey Monument
100 South and Jeremy Street
(Found #7426 Brass Monument)
S.L.C. Survey Monument
100 South and 800 West
(Found #4353 Sandstone Monument)
S.L.C. Survey Monument
200 South and Jeremy Street
(Found #7382 Brass Monument)
S.L.C. Survey Monument
800 West and 200 South
(Not Found)
Benchmark=4223.66'
Vertical Datum=NAVD88

NOTES:

1. Notice to purchasers: The infrastructure within this subdivision is privately owned and the maintenance, repair, replacement, and operation of the infrastructure is the responsibility of the property owners and will not be assumed by the City.

2. A reserve study that covers the maintenance and replacement costs of the private infrastructure within this subdivision has been recorded with the plat as Entry Number _________ in Book ______ Page________.

LEGEND

- FOUND MONUMENT (AS DESCRIBED)
- SET MONUMENT NO. 5 REBAR WITH ORANGE PLASTIC CAP "PLS 38069" UNLESS OTHERWISE NOTED
- STREET MONUMENT
- (meas.) MEASURED THIS SURVEY
- (xx.xx') RECORD DISTANCE
- (SLCRS) SALT LAKE CITY RECORD OF SURVEY # 1261
- PRIVATE AREA
- COMMON AREA
- RIGHT OF WAY
- ADJACENT LOT
- CENTERLINE
- TIE LINE
- LOT LINE
- PROPERTY LINE

SURVEYOR'S CERTIFICATE

I , Jerron R. Atkin II, do hereby certify that i am a Professional Land Surveyor and that I hold Certificate No. 5992544 in accordance with Title 58, Chapter 22, of Utah State Code. I further certify by authority of the owner(s), that i have completed a survey of the property described in this plat in accordance with Section 17-23-17, of said Code and have subdivided said tract of land into lots, blocks, streets, and easements, hereafter to be known as FOLSOM ROW TOWNHOMES SUBDIVISION and the same has or will be correctly surveyed, staked, and monumented on the ground as shown on this plat, and that this plat is true and correct.

Date of Plat: JUNE 24, 2021

Signature: ______________________________.

Registration No.: 5992544
Galloway
515 South 700 East, Suite 3F
Salt Lake City, UT 84102
(801) 953-1357

BOUNDARY DESCRIPTION

ALL OF LOTS 18 & 19, IN BLOCK 1, FRANKLIN SUBDIVISION OF BLOCK 46, PLAT "C", SALT LAKE CITY SURVEY, AS RECORDED AT THE SALT LAKE COUNTY RECORDER AS ENTRY NO. 135432 IN BOOK D OF PLATS AT PAGE 47; BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 800 WEST STREET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 18 OF SAID FRANKLIN SUBDIVISION OF BLOCK 46, PLAT "C", WHICH IS 181.57 FEET NORTH 89°58'06" EAST ALONG THE MONUMENT LINE AND 67.96 FEET SOUTH 0°01'54" EAST FROM THE SALT LAKE CITY SURVEY MONUMENT LOCATED AT THE INTERSECTION OF SAID 800 SOUTH STREET AND JEREMY STREET; THENCE NORTH 89°58'06" EAST 90.06 FEET (90.00 FEET) ALONG SAID RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF SAID LOT 19; THENCE SOUTH 0°00'53" EAST 123.79 FEET (123.75 FEET) TO THE SOUTHEAST CORNER OF SAID LOT 19; THENCE SOUTH 89°58'10" WEST 90.06 FEET (90.00 FEET) TO THE SOUTHWEST CORNER OF SAID LOT 18; THENCE NORTH 0°00'45" WEST 123.79 FEET (123.75 FEET) TO THE POINT OF BEGINNING.

CONTAINS: 11,149 SQ. FT. OR 0.256 ACRES

TAX ID's: 15-02-232-004 and 15-02-232-005)

NARRATIVE

THE PURPOSE OF THIS SUBDIVISION IS COMBINE 2 LOTS FROM THE FRANKLIN SUBDIVISION OF BLOCK 46, PLAT "C" AND CREATE 10 TOWNHOME LOTS.

BASIS OF BEARING: BEARINGS ARE BASED ON TWO FOUND STREET MONUMENTS IN JEREMY STREET AT THE INTERSECTIONS OF 100 SOUTH AND 200 SOUTH STREETS. A LINE BEARING NORTH 0°00'32" WEST BETWEEN THESE MONUMENTS WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

THE MINIMUM LINEAR CLOSURE OF THE BOUNDARY OF THIS SUBDIVISION IS WITHIN 1:15,000.

OWNER'S CONSENT TO RECORD

GUADALUPE CONDOS, LLC, THE OWNER OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS

FOLSOM ROW TOWNHOMES SUBDIVISION

HEREBY CONSENTS AND GIVE APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN HEREIN. THERE ARE NO STREETS, EASEMENTS OR OTHER PROPERTY REFLECTED ON THIS PLAT TO BE DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS________DAY OF____________________, 20.

____
GUADALUPE CONDOS, LLC
BY:______________________________

ITS:______________________________

NOTARY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE

ON THIS _______ DAY OF ____________, IN THE YEAR 20___ BEFORE ME, ______________________________, A NOTARY PUBLIC, PERSONALLY APPEARED ______________________________ THE ____________________ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING OWNER'S CONSENT TO RECORD REGARDING THE FOLSOM ROW TOWNHOMES SUBDIVISION AND WAS SIGNED BY THEM .

COMMISSION NUMBER ______________________
MY COMMISSION EXPIRES ____________________

____
PRINT NAME:______________________________
A NOTARY PUBLIC COMMISSIONED IN UTAH

FOLSOM ROW TOWNHOMES SUBDIVISION

LOTS 18 & 19, BLOCK 1, FRANKLIN SUBDIVISION OF
BLOCK 46, PLAT "C", SALT LAKE CITY SURVEY
SALT LAKE CITY, SALT LAKE COUNTY, STATE OF UTAH

PREPARED BY

Galloway
515 South 700 East, Suite 3F
Salt Lake City, UT 84102
801.953.1357
GallowayUS.com

NUMBER __________
ACCOUNT__________
SHEET __________
OF______ SHEETS

CITY PUBLIC UTILITIES DEPT.

APPROVED AS TO SANITARY SEWER AND WATER DETAILS THIS ________ DAY OF ____________________, 20___.

SALT LAKE CITY PUBLIC UTILITIES DIRECTOR

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS__________DAY OF ____________,20____.

S. L. COUNTY HEALTH DEPARTMENT

CITY ENGINEERING DIVISION

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE.

CITY ENGINEER — DATE

CITY SURVEYOR — DATE

CITY PLANNING DIRECTOR

APPROVED THIS__________DAY OF ____________,20____,BY THE SALT LAKE CITY PLANNING COMMISSION.

PLANNING DIRECTOR — DATE

CITY ATTORNEY

APPROVED AS TO FORM THIS_____ DAY OF ________________ 20____.

SALT LAKE CITY ATTORNEY

CITY APPROVAL

PRESENTED TO SALT LAKE CITY THIS ______ DAY OF______________________ 20_____ AND IT IS HEREBY APPROVED.

SALT LAKE CITY MAYOR

SALT LAKE CITY RECORDER

SALT LAKE COUNTY RECORDER

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF ______________________________

DATE:__________ TIME:__________ BOOK:________ PAGE:________

FEE — SALT LAKE COUNTY RECORDER

NUMBER __________
ACCOUNT__________
SHEET __________
OF______ SHEETS

ATTACHMENT D – SITE AND VICINITY PHOTOS

Existing Site

Adjacent property to the east

Adjacent property to the west

ATTACHMENT E – TSA-UN-T ZONING STANDARDS

TSA (Transit Station Area District)

The purpose of the TSA Transit Station Area District is to provide an environment for efficient and attractive transit and pedestrian oriented commercial, residential and mixed use development around transit stations. Redevelopment, infill development and increased development on underutilized parcels should include uses that allow them to function as part of a walkable, Mixed Use District. Existing uses that are complementary to the district, and economically and physically viable, should be integrated into the form and function of a compact, mixed use pedestrian oriented neighborhood. The purpose of the core area is to provide areas for comparatively intense land development with a mix of land uses incorporating the principles of sustainable, transit oriented development and to enhance the area closest to a transit station as a lively, people oriented place. The core area may mix ground floor retail, office, commercial and residential space in order to activate the public realm.

Note that lot dimensional standards in the table are generally related to the development overall, rather than each individual lot.

Zoning Ordinance Standards for TSA-UN-T zone (21A.26.078)			
Standard	**Requirement**	**Proposed**	**Finding**
Minimum Building Height	0'	38'	**Complies**
Maximum Building Height	50'	38' at the highest point. Street facing façade is 29'-1"	**Complies**
Front/Corner Side Yard Setback	None At least 50% within 5'	2'-8"	**Complies**
Minimum Lot Area	2,500 sq ft	~11,149 square feet	**Complies**
Minimum Lot Width	40'	~90'	**Complies**
Open Space Area	1 sq ft for every 10 sq ft up to 2,500 = 1,115 required. Including patios, courtyards, and rooftop and terrace gardens.	3,042 square feet of open space is provided. This includes area at rear of property.	**Complies**
Site Circulation and Connectivity	Development within the station area shall be easily accessible from public spaces and provide safe and efficient options for all modes of travel. Circulation networks, whether public or private, require adequate street, pedestrian and bicycle connections to provide access to development. The internal circulation network shall be easily recognizable, formalized and interconnected.	Sufficient pedestrian access to the building is being provided. There are building entrances for pedestrians accessed from sidewalks on the east and west sides of the buildings. The two street-facing units have clear pedestrian entrances facing the street. Bicycle parking is accessible to the rear of the property and can be accessed using the east sidewalk.	**Complies**
	All parking lots shall comply with the standards in section 21A.44.020, "General Off Street Parking Regulations"	Measurements and locations of parking access and stalls meet the standards of Sections 21A.44.020. Refer to Salt Lake City's Transportation review comments.	**Complies**

	Parking is prohibited between the street-facing building line and any front or corner side property line. This shall include any drive aisle that is not perpendicular to the front or corner side property line.	No parking is proposed between the front facades of the building and the property lines.	**Complies**
	Any new development shall provide a midblock walkway if a midblock walkway on the subject property has been identified in a master plan that has been adopted by the city.	The North Temple Boulevard Master Plan does not identify a midblock walkway on the subject property.	**Complies**
TSA Design Development Review	Use of Exterior Insulation and Finishing System (EIFS) or traditional stucco is not allowed as a building material on the ground floor of street facing building facades. Use of EIFS and stucco is allowed for up to ten percent (10%) of the upper level street facing facades.	No traditional stucco or EIFS cladding material is proposed on the ground floor of the street facing facades. The ground floor materials are brick and wood cementitious faux wood siding. Stucco is proposed for 3% of the second story façade.	**Complies**
	In yards greater than ten feet (10') in depth, one shade tree shall be planted for every thirty feet (30') of street frontage.	The proposed structure will be built within 5' of the property line.	**Complies**
	At least fifty percent (50%) of the front or corner side yards shall be covered in live plant material.	All yard areas provided by the Folsom Row development will be fully landscaped and where walkways are providing will be covered in live plant material.	**Complies**
Entry Feature Requirements: All required building entries shall include at least one of the following features:	(1) An awning or canopy over the entrance that extends a minimum of five feet (5') from the street facing building facade; (2) A recessed entrance that is recessed at least five feet (5') from the street facing facade; (3) A covered porch that is at least five feet (5') in depth and at least forty (40) square feet in size; or (4) A stoop that is at least two feet (2') above sidewalk level and that includes an awning or canopy that extends at least three feet (3') from the street facing building facade.	Each street-facing entry has a covered porch that extends 5' from the building façade and are 42 square feet in size.	**Complies**
Parking	Walkways Through Parking Lots: Parking lots with more than fifteen (15) spaces shall provide a pedestrian walkway through the parking lot to the primary building entrance or a sidewalk providing access to a primary building entrance. One (1) walkway must be provided for every three (3)	The proposed Folsom Row development does not propose an open parking lot. A garage is proposed on the ground floor interior of each unit and will not be visible from the public street.	**Complies**

	drive aisles. Walkways shall be curb separated from the parking areas and a minimum of five feet (5') wide. Vehicles shall not overhang the walkway. Parking lot landscaping requirements in chapter 21A.48 of this title shall be included on the side of the walkway. Where the walkway crosses a drive aisle, a crosswalk that is clearly identified by a change in color, material, or similar technique shall be used.		

ATTACHMENT F – DESIGN REVIEW STANDARDS

21A.59.050: Standards for Design Review:

For applications that are required to go through the design review process for purposes other than a modification to a base zoning standard, the applicant shall demonstrate how the proposed project complies with each standard for design review. If an application complies with a standard in the base zoning district or with an applicable requirement in chapter 21A.37 of this title and that standard is directly related to a standard found in this section, the Planning Commission shall find that application complies with the specific standard for design review found in this section. An applicant may propose an alternative to a standard for design review provided the proposal is consistent with the intent of the standard for design review.

Standard	Finding	Rationale
Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot. 1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot). 2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood. 3. Parking shall be located within, behind, or to the side of buildings.	**Complies**	1. The primary entrances to the public street adjacent units face the public sidewalk on 100 South. Additional units located behind the front units are accessed from a pedestrian walkway with a direct connection to the public sidewalk. 2. The buildings are setback 2'-8" from the property line, consistent with the desired development pattern of the surrounding neighborhood. 3. Each unit will have an attached garage. No surface parking is proposed.
Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction. 1. Locate active ground floor uses at or near the public sidewalk. 2. Maximize transparency of ground floor facades. 3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions. 4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces.	**Complies**	1. The ground floor of the units facing the public sidewalk are occupied by living spaces. The proposed building has sufficient glass and detailing at the ground level to facilitate pedestrian interest. 2. The proposed project meets the transparency of the ground floor street-facing facades and provides visual interest through the balcony and ground level porches. 3. Architectural detailing is incorporated through materials, window, and balcony placement to provide interest. As this is a residential development, traditional storefront elements are not necessarily appropriate. 4. The street-facing units each have enclosed ground level porches and second story balconies that create a direct connection to the street and outdoor spaces. In addition, each unit contains a roof top outdoor patio with a visual connect to 100 South.
Large building masses shall be divided into heights and sizes that relate to human scale. 1. Relate building scale and massing to	**Complies**	1. The homes in the neighborhood are for the most part uniform in the architectural style, Victorian bungalows. The proposed development does not relate to the

the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis. 2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height. 3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals. 4. Reflect the scale and solid-to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan.		development pattern in this block. However, this project will be one of the first buildings to be constructed in the neighborhood under the TSA zoning, so it is anticipated that the scale of the buildings in the neighborhood is going to increase over the coming years. The massing relates well to the existing structures as the tallest point is set back from the street at 38'. The street front façade is shorter at 29'. The zoning would allow for a permitted structure up to 50 feet in height. 2/3. The thoughtful inclusion of secondary elements in the design of the structure serves to modulate the building and orient it toward other buildings in the area. For example: a. The balcony on level 2 creates a strong articulation across the mass of the street-facing façade of building and corresponds well to the surrounding buildings along 900 South. b. The blocking of a darker colored base help define the base of the buildings and the height of the ground floor of the building is in character with other buildings in the immediate neighborhood. 4. The project will have a front door and windows for each unit like the adjacent houses. However, the scale of the windows will be different.
Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include: 1. Changes in vertical plane (breaks in façade); 2. Material changes; and 3. Massing changes.	**Complies**	The street facing building facades do not exceed 200 FT.
If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements: 1. Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth	**Complies**	No privately-owned public spaces are provided.

of thirty inches (30"); 2. A mixture of areas that provide seasonal shade; 3. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted; 4. Water features or public art; 5. Outdoor dining areas; and 6. Other amenities not listed above that provide a public benefit.		
Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive city skyline. 1. Human scale: a. Utilize stepbacks to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans. b. For buildings more than three stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height. 2. Negative impacts: a. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors. b. Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height. c. Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building. 3. Cornices and rooflines: a. Shape and define rooflines to be cohesive with the building's overall form and composition. b. Include roof forms that complement the rooflines of surrounding buildings. c. Green roof and roof deck: Include	**Complies**	The Folsom Row development meets the minimum and maximum requirements for building height in the TSA district. This general standard and associated review standards are generally intended to address the impacts of much larger scale buildings and some of the review standards are not directly applicable. The building due to its lower scale is predominantly oriented to human scale without having to be further modulated. 1. Human Scale a. The surrounding context is generally 1-2 story buildings. The proposal includes its primary massing at the first level, which responds to this scale context and includes a set-back roof top element that is generally not visible from the pedestrian level. b. The building is not more than three stories in height and is not mixed use. 2. Negative impacts: a. The buildings will show some modulation with the setback and material change in the ground floor and roof top. b. There are no public or semi-public spaces to be significantly impacted by shadowing. c. No wind impact is anticipated from this scale of building. 3. Cornices and rooflines: a. The building is a of a contemporary design and will have a flat roof which is cohesive with the design. b. The roofline does not complement the adjacent buildings but will complement the roofline of future development anticipated on the block (The Vue TSA development on 800 W 200 S). c. The roof includes an accessible roof deck that provides additional outdoor open space and activity area for residents.

a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system.		
Parking and on-site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway.	**Complies**	Walkways from the buildings to the public sidewalk are proposed on the landscape plan. The vehicular circulation will be separated from the pedestrian circulation.
Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of building or located within the structure. (Subsection 21A.37.050.K.)	**Complies**	Trash service and transformer equipment are located on the rear of the buildings and are fully screened. Individual mechanical equipment for each unit will be located on the roof and will not be visible from the street.
Signage shall emphasize the pedestrian/mass transit orientation. 1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building. 2. Coordinate signage locations with appropriate lighting, awnings, and other projections. 3. Coordinate sign location with landscaping to avoid conflicts.	**Complies**	This is a residential development, where no signage is proposed or required.
Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals. 1. Provide street lights as indicated in the Salt Lake City Lighting Master Plan. 2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky. 3. Coordinate lighting with architecture, signage, and pedestrian circulation to	**Complies**	The lighting is minimal but appropriate for a residential neighborhood context. 1. This is located on a smaller local street where the City Light Master Plan does not call for new city streetlights. 2. The building includes minimal outdoor lights given its residential context and these are not anticipated to create light trespass and glare issues. 3. Lights are provided at entryways to emphasize those elements and provide pedestrian comfort and safety.

accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.		
Streetscape improvements shall be provided as follows: 1. One street tree chosen from the street tree list consistent with the city's urban forestry guidelines and with the approval of the city's urban forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the city's urban forester. 2. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for privately-owned public spaces shall meet the following standards: a. Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur. b. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table. c. Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar-Reflective Index (SRI). d. Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City. e. Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities. f. Asphalt shall be limited to vehicle drive aisles.	**Complies**	1. The location of the existing building provides for a limited landscape scope on the ground level. Three existing street trees and landscaping along1 100 South public realm will be removed. New street trees will be provided in accordance with the city's urban forestry guidelines. 2. The proposal does not include privately owned public spaces and this standard is not applicable.

ATTACHMENT G – PLANNED DEVELOPMENT STANDARDS

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

Standard	Finding	Rationale
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. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The planning commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.	**Complies**	The applicant has noted that their development meets objective F.1: *F. Master Plan Implementation: A project that helps implement portions of an adopted Master Plan in instances where the Master Plan provides specific guidance on the character of the immediate vicinity of the proposal:* *1. A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character defining features.* The proposed townhome development is the type and scale of development called for in this area by the *North Temple Boulevard Plan*. The proposal increases the residential density of the area with a lower scale form that is compatible with the current and anticipated redevelopment scale. The modifications resulting in a more enhanced product, the applicant is requesting to allow lots without frontage to allow for them to divide the ownership of the townhomes into traditional subdivided lots, rather than condominium units. The modification results in a more enhanced product, as it better meets the city's housing goals by providing home ownership opportunities for individuals with a broader range of incomes than could happen with homes only available to those able to obtain a conventional mortgage. This objective was reviewed in this Staff Report as Key Consideration 1 and has been found to be in compliance with and furthers the implementation of both the adopted North Temple Boulevard Master Plan and the citywide Plan Salt Lake. The Planned Development process generally speaks to an enhanced project through the modification of zoning regulations.
B. The proposed planned development is generally consistent with adopted policies set forth in the citywide, community, and/or small area master plan that is applicable to the site where the planned development will be located.	**Complies**	See statement above. As noted in Key Consideration 1, the proposed development aligns with the policies for the area in the *North Temple Boulevard Plan, Growing*

			SLC: A Five-Year Housing Plan and Plan Salt Lake.
C. Design and Compatibility: The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the planning commission should consider:		**Complies**	The buildings are designed to be interactive to the street and to be compatible to the established neighborhood surrounding it, while furthering citywide goals of encouraging alternative forms of mobility.
C 1	Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable master plan related to building and site design;	**Complies**	The neighborhood is predominantly one-story single-family homes but includes a mix of two-story homes and one to two story commercial structures. The North Temple Boulevard Plan notes that the city should "encourage higher-density development in Euclid and along the north side of North Temple to accommodate density" and to "allow for flexibility in terms of building setbacks, parking requirements, and heights to encourage a variety of housing types."
C 2	Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable master plan related to building and site design;	**Complies**	*Building Orientation* The proposed project is oriented so that two units face the street, replacing two existing single family structures. The remaining units are behind the street facing units, which is a compatible building orientation with the surrounding development. *Building Materials* Differentiating materials are being used on the exterior façade of the building addition to create high contrast of foreground and background planes (white Stucco, darker color stucco, cementitious panels with a wood finish, brick, and glazing throughout the building.)
C 3	Whether building setbacks along the perimeter of the development: a. Maintain the visual character of the neighborhood or the character described in the applicable master plan. b. Provide sufficient space for private amenities. c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise. d. Provide adequate sight lines to streets, driveways and sidewalks. e. Provide sufficient space for maintenance.	**Complies**	The homes in this neighborhood are generally closely spaced together. The proposed development includes approximately 7 to 18 feet of side and rear setback, creating some separation for privacy and windows. The side setbacks also allow for enough room for building maintenance.
C 4	Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;	**Complies**	The project will have sufficient ground floor transparency to interact with pedestrians on the street. Additionally, the second level balcony and other rooftop areas provide additional pedestrian interest and interaction.

C 5	Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;	**Complies**	This is a residential project and individual lighting is provided for each unit.
C 6	Whether dumpsters, loading docks and/or service areas are appropriately screened; and	**Complies**	The development includes dumpsters and recycling in the rear of the building that will be screened.
C 7	Whether parking areas are appropriately buffered from adjacent uses.	**Complies**	Parking is provided internal to the buildings.
D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the planning commission should consider: 1. Whether mature native trees located long the periphery of the property and along the street are preserved and maintained; 2. Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved; 3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and 4. Whether proposed landscaping is appropriate for the scale of the development.		**Complies**	There are currently 3 street trees located along the 100 South street frontage and several private trees. All street trees will be replaced with like trees in accordance with the Urban Forestry Department. Landscaping is not proposed as a buffer between the new development and neighboring properties due to the relatively small scale of the proposal. A landscaped buffer is not required because all adjacent properties are zoned similarly. Proposed landscaping is consistent with the requirements of the TSA zoning district.
E. Mobility: The proposed planned development supports citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the planning commission should consider: 1. Whether drive access to local streets will negatively impact the safety, purpose and character of the street; 2. Whether the site design considers safe circulation for a range of transportation options including: a. Safe and accommodating pedestrian environment and pedestrian oriented design; b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and c. Minimizing conflicts between different transportation modes; 3. Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities; 4. Whether the proposed design provides adequate emergency vehicle access; and 5. Whether loading access and service areas are adequate for the site and minimize impacts to		**Complies**	Staff is of the opinion the proposed project complies with all mobility considerations related to the Planned Development review. The project is oriented to the pedestrian, providing active ground floor uses and ground floor transparency. Vehicle access is proposed through a new north south private drive. The proposed access should not negatively impact the surrounding properties. Bike racks are provided on the exterior of the development. The design and overall layout of the site and the buildings is accommodating to pedestrians along 100 South and is oriented toward the pedestrian and bicyclists. The second level patio will be interactive to the street. There is sufficient access around the periphery of the building to facilitate emergency vehicle access. Mechanical areas and trash enclosures are interior to the development site and accessed from 100 South.

the surrounding area and public rights-of-way.		
F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.	**Complies**	There are no natural or built features on the site, such as historically significant buildings, that significantly contribute to the character of the neighborhood or environment. Two single family homes in somewhat poor condition on site will be demolished. They are not protected from demolition as they are not in a local historic district and are not designated as historic landmark sites.
G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.	**Complies**	Public utility connections will be fully evaluated during the building permits review phase of the development, and upgrades may be required by that department to serve the property.

ADDITIONAL APPLICABLE PLANNED DEVELOPMENT STANDARD

Section 21A.55.170 (Disclosure of Private Infrastructure for Planned Developments) requires Planned Developments with private infrastructure (in this case driveways, walkways, and shared private utility lines) to disclose the expected cost for maintenance of that infrastructure to owners of property in the development.

It also requires owners to be collectively and individually responsible for maintenance of those facilities. As such, the developer will need to record a cost estimate for the private infrastructure with the subdivision plat and will need to record documentation to establish a homeowner's association or similar entity to manage the shared private infrastructure. These requirements have been noted as conditions of approval on the first page of this report and the information will need to be submitted with the applicant's final subdivision plat.

ATTACHMENT H – Preliminary Subdivision Plats

STANDARDS OF APPROVAL FOR PRELIMINARY SUBDIVISION PLATS

20.16.100: All preliminary plats for subdivisions and subdivision amendments shall meet the following standards:

Criteria	Finding	Rationale
A. The subdivision complies with the general design standards and requirements for subdivisions as established in Section 20.12	**Complies**	The subdivision generally complies with all applicable standards.
B. All buildable lots comply with all applicable zoning standards;	**Complies, if modification to lot frontage approved through Planned Development**	The proposal does not comply with the requirement that all lots have public street frontage. The applicant is requesting Planned Development approval for the modification.
C. All necessary and required dedications are made;	**Complies**	No dedications of property to public use are required for this development.
D. Water supply and sewage disposal shall be satisfactory to the Public Utilities Department director;	**Complies**	A full analysis of utility capacity will be done during the building permits review, and the developer may need to perform upgrades on adjacent existing utilities if necessary, to adequately serve the property.
E. Provisions for the construction of any required public improvements, per section 20.40.010, are included;	**Complies**	The proposal includes construction of any required public improvements.
F. The subdivision otherwise complies with all applicable laws and regulations.	**Complies**	The proposal otherwise complies with all other applicable laws and regulations, except where modified through the Planned Development.
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.	**Not applicable**	The proposal does not involve vacating a street, right of way, or easement, so this does not apply.

ATTACHMENT I – Public Comment

Public Notice, Meetings, Comments

The following is a list of public input opportunities related to the proposed project since the applications were submitted:

- May 7, 2021 – The Poplar Grove and Downtown Community Councils were sent the 45 day required notice for recognized community organizations.

- May 10, 2021 – Notices were mailed to property owners and residents within 300 FT of the development to provide early notification of the proposal.

- May 17 – June 17, 2021 – An online City Open House was held for the project.

Notice of the public hearing for the proposal included:
Public hearing notice mailed on July 1, 2021
Public hearing notice posted on July 2, 2021
Public notice posted on City and State websites and Planning Division list serve on July 1, 2021

Public Input:
As of the publication of this Staff Report, Staff has not received any public comments regarding the project. If Staff receives any future comments on the proposal, they will be forwarded to the Planning Commission and included in the public record.

ATTACHMENT J– DEPARTMENT REVIEW COMMENTS

Engineering: (Scott Weiler at scott.weiler@slcgov.com)
Private drive will need to be renamed, as Folsom Row is already in use.
An address certificate is required.

Transportation: (Michael Barry at michael.barry@slcgov.com)
Because this project is in the TSA-Un-T zone, the parking requirement is half of what is typically required. For townhomes (SFR's), the typical parking requirement is two off street parking spaces. Therefore is the TSA-Un-T zone, the parking requirement is reduced to one off street parking space per dwelling unit. It appears that the parking requirement is satisfied. The drive aisle must be a minimum of twenty two feet seven inches (22' 7"). On plans in Accela, the clear drive aisle width is 22.39 feet, which is sufficient. The plat shows the width between properties is nineteen feet (19'); some clarification is needed.

Public Utilities: (Jason Draper at jason.draper@slcgov.com)

- Public Utilities has no issues with the proposed planned development.
- The final plat will need a note regarding maintenance of shared utilities
- A copy of the HOA registration and CC&R will be required to be submitted with the final plat.
- Additional comments have been provided to assist the applicant in obtaining a building permit. The following comments are provided for information only and do not provide official project review or approval. Comments are provided to assist in design and development by providing guidance for project requirements.
    - 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 meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any non-sewer utilities.
    - Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding street lights.
    - Utilities cannot cross property lines without appropriate easements and agreements between property owners.
    - Site utility and grading plans will be required for building permit 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.
    - One culinary water meter is permitted per parcel. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Fire lines will be permitted, as necessary. Each service must have a separate tap to the main.
    - A sewer lateral was installed to this property in 1927. The sewer lateral will need to be capped at the main and replaced with a new lateral for each building
    - Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.

Zoning Review: (Alan Michaelson at alan.michaelson@slcgov.com)

- An address certificate will be required at the time an application for a building permit submitted. The address on all of the plan sheets and application documents shall match the certified address. For information on obtaining a Certificate of Address please contact SLC Engineering, at 801-535-7248.
- A separate demolition permit will be required to demolish the existing dwellings.
- Landscaping in the parking strip and front yard will need to comply with the minimum 33% requirement for living vegetative ground cover and other provisions of section 21A.48.060 and section 21A.48.090 unless alternative landscaping is approved.
- The refuse dumpster shall be provided with a 6 feet high solid fence and solid gate enclosure.
- A recycling collection station is required as per 21A.36.250.D and 21A.36.250.I and screening as per 21A.36.250.J.