

DEVELOPMENT REVIEW

Smith Apartments
1500 South
6/1/2021

This property is situated on 1500 South between highway 118 and 100 West. The plan is for phase one of the project which consists of 120 apartment units and lies at the southwest corner of the property.

1. **Transportation Plan:** 1500 south is shown as a minor collector which is a 60' right-of-way. 100 West is shown as a major collector which is a 66' right-of-way.
2. **Site Plan:** Site plan has been provided. Provide a site plan showing dimensions, roadway improvements, utilities (including electrical and natural gas). Show on-site parking lot lighting.
3. **Sewer:** Sewer is shown as coming off of 100 West. They will have to get a right-of-way from the property owner to the east in order to tie in to the sewer at 100 East. (8" sewer)
4. **Water:** Water is shown as looping from both 1500 South and 100 West. (8" water)
5. **Fire Hydrant:** There is a fire hydrant at the corner of 1500 South 100 West. Show additional fire hydrants that are required.
6. **Street Improvements:** Street improvements are planned on 1500 South which includes curb, gutter, and sidewalk. They do not plan to do street improvements on 100 West, other than asphalt for travel lanes. The Code requires completed street improvements along 100 West as well.
7. **Knox Box:** Knox box recommended for club house.
8. **Street Lights:** Show street lights on plan. Street lights are required on 1500 South and 100 West. Street lights in commercial areas are to be spaced at every 175 to 200 feet on alternating sides of the road.
9. **Drainage:** Provide on-site and off-site drainage plans including piping of any irrigation ditches.
10. **Landscaping:** Landscaping plan has been provided. Open space is shown as 39.8% of the property.
11. **Parking:** 280 spaces are required. The plan shows 303 spaces with the notation that 20 of these spaces are intended to be used for phase 2.
12. **Signage:** City Building official to approve signage. Also, developer to provide street address signs and stop signs, etc.
13. **Trash Enclosure:** Five trash enclosures are shown on the plan.
14. **Fencing:** The Code requires a sight-obscuring masonry fence to be installed around the perimeter of the property. A fence should be installed along the south side and the west side of the property. It is suggested that the fence on the north and east sides could be delayed until completion of the other phases of the project. The northwest portion of this property is zoned CG; therefore, a fence would be

installed on the north side of phase one of the apartments, between the apartments and the commercial zone rather than on 1500 South.

15. **Building Elevations and Finishes:** This has been provided with the plans.

16. **UDOT:** Ensure that any UDOT regulations are met.

17. **Airport Manager Approval:** Rick Robinson will show plans to Airport Manager Adam Robinson to ensure that the project does not interfere with airport flight paths, etc.

18. **Geotechnical Report:** Provide Geotech report.

19. **Addresses:** Rick Robinson will get addresses from the County.

20. **Fees:** Rick Robinson to calculate sewer and water impact fees and building permit fees. Developer to pay for any engineering costs incurred by the City.