



AGENDA

HIGHLAND CITY PLANNING COMMISSION Tuesday, July 14, 2015 – Special Meeting 7:00 p.m.

Highland City Council Chambers, 5400 West Civic Center Drive, Highland Utah

CALL TO ORDER: Tim Heyrend, Chair

- Attendance – Tim Heyrend, Chair
- Invocation – Commissioner Tim Heyrend
- Pledge of Allegiance – Commissioner Sherry Carruth

APPEARANCES:

Time has been set aside for the public to express their ideas, concerns, and comments on non-agenda items. Speakers will be limited to three (3) minutes.

WITHDRAWALS AND CONTINUANCES:

None

PUBLIC HEARING ITEMS:

1. **CU-15-02:** A request by Tim Aalders for the approval of a conditional use permit for a 93 unit townhome project called Blackstone. The property is approximately 7.81 acres in size and is located at the northeast corner of Town Center East and Parkway East.
Administrative

OTHER BUSINESS:

None

APPROVAL OF MINUTES:

PLANNING STAFF REPORT:

COMMISSION COMMENTS AND SUGGESTIONS:

ADJOURNMENT:

NEXT MEETING: *July 28, 2015* at 7:00 pm City Council Chambers

Legislative: An action of a legislative body to adopt laws or policies.

Administrative: An action reviewing an application for compliance with adopted laws and policies.

FOR SPECIAL ACCOMMODATIONS

Any individual with a qualified disability may request a reasonable accommodation by contacting the City Recorder at (801) 772-4506 at least 48 hours prior to the Commission meeting.

CERTIFICATE OF POSTING

The undersigned does hereby certify that the above agenda notice was posted in three public places within Highland City limits on this 9th day of July 2015. These public places being bulletin boards located inside the City offices and located in the Highland Justice Center, 5400 W. Civic Center Drive, Highland, UT; and the bulletin board located inside Lone Peak Fire Station, Highland, UT. On this 9th day of July, 2015 the above agenda notice was posted on the Highland City website at www.highlandcity.org.

Kelsey Bradshaw, Planning Coordinator



Community Development

SUBJECT: PUBLIC HEARING – Conditional Use Permit Multi-Family Townhome Project (CU-15-02)

MEETING DATE: July 14, 2015

TO: Planning Commission

FROM: Nathan Crane, Community Development Director

REQUEST: Conditional Use Permit for an 86 Unit Attached Multi Family Development

PARCEL SIZE: 7.8 Acres

LOCATION: Northeast Corner of Town Square East and Parkway East

APPLICANT: Tim Alders

OWNER: Frank and Maria Carlone

PRIOR REVIEW:

The Planning Commission held a public hearing on June 30, 2015 and voted to continue the item to allow further review and alteration by the applicant.

The applicant submitted a revised concept on July 9, 2015. The major revisions are as follows:

- The number of units per building will range from three to six instead of three to eleven.
- Consolidation of open space to create a ±.40 acre recreation area in phase 1.
- Creation of a specific space in the garage for garbage containers.
- The access to the Ridley's service drive has been narrowed to one lane.
- The site provides 258 parking stalls.
- Landscape area decreases from 1.87 acres (24%) to 1.21 acres (15.6%)

CONDITIONAL USES:

Conditional uses are tolls that are meant to give limited flexibility in the review of an application. In Highland, the Planning Commission makes a recommendation to the City Council. A conditional use is regulated by the following standards:

Utah State Code 10-9a-507. Conditional Uses.

(1) A land use ordinance may include conditional uses and provisions for conditional uses that require compliance with standards set forth in an applicable ordinance.

(2)

(a) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.

(b) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

If a use is allowed as a conditional use it is assumed that the use is desirable but that it may require an extra level of review. Denial must be based on some factor unique to the proposed location that renders the potential negative effects of the proposed use beyond mitigation. Mitigation means to temper or reduce the negative aspects, not eliminate them.

The action taken in response to an application must be supported by substantial evidence in the record. Substantial evidence is evidence that is relevant and credible. To be relevant, it must relate to the standards in the ordinance. To be credible it must be objective and independent.

TOWN CENTER OVERLAY REVIEW STANDARDS/PROCESS

Architectural

For development in the Town Center, the Planning Commission is the land use authority for the Architectural Review. The review is based on the following findings:

- The proposed development complies with all provisions of this ordinance, Commercial Design Standards, and all other ordinances, master plans, general plans, goals, objectives and standards of Highland City.
- The height, location, materials, color, texture, area, setbacks, and mass, as well as parts of any structure (buildings, walls, signs, lighting, etc.) and landscaping, is appropriate to the development, the community and the Transit Center Overlay.
- The architectural character of the proposed structures is in harmony with, and compatible to, structures in the neighboring environment and the architectural character desired for the Transit Center Overlay; avoiding excessive variety or monotonous repetition.

Site Plans

For site plans, the Planning Commission makes a recommendation to the City Council. The review is based on the following findings:

- The proposed development complies with all provisions of this ordinance, Commercial Design Standards, and all other ordinances, master plans, general plans, goals, objectives and standards of Highland City.
- The proposed site development plan's building heights, building locations, access points, and parking areas will not negatively impact adjacent properties or the surrounding neighborhood.
- The proposed development promotes a functional relationship of structures to one another, to open spaces, and to topography both on the site and in the surrounding neighborhood.
- Ingress, egress, internal and external traffic circulation, off-street parking facilities, loading

and service areas, and pedestrian ways, is so designed as to promote safety and convenience.

- All mechanical equipment, appurtenances and utility lines are concealed from view and integral to the building and site design.

BACKGROUND:

The site is designated as Mixed Use Development on the General Plan Land Use Map. The site is zoned Town Center Flex-Use District. Multi-family residential developments are permitted in this district subject to review and approval of a conditional use permit.

A maximum of 342 units are permitted in the Town Center Flex-Use District. A project cannot exceed 12 units per acre. Toscana was approved for 200 units leaving 142 units. If this project is approved 56 units will remain.

SUMMARY OF REQUEST:

1. The applicant is requesting approval of a conditional use permit for an 86 unit multi-family development. All units are three bedroom units that are 3,667 square feet (3,139 square foot of living area and 528 square foot garage). The number of units per building will range from three to eleven. Owners will own each unit.
2. The primary ingress/egress to the project will be from Parkway East and Town Square East/ Parkway East will be completed as part of this project.
3. The project will be built in two phases. The first phase will be north of Parkway East and the second phase will be south of Parkway East.
4. The maximum setback is provided along Parkway East and Town Square East.
5. Approximately 1.61 acres (20%) of the site will be landscaping (15%) and hardscape (5%) meeting the requirement for 15% landscape and 5% hardscape areas. Amenities include a pool, play structure, and gazebos.
6. All roads within the development are private and will be owned and maintained by a Home Owners Association (HOA). The roads include 26 feet of asphalt with two feet of flat curbing.
7. The site provides 258 parking spaces. Each unit will have a two car garage (24'X 22') and there are 86 guest parking spaces. The Development Code requires 3 spaces per unit. The standard two car garage is typically 24' X 24'
8. Each unit will have their own garbage and recycling containers. The containers will be stored in the garage.
9. A wrought iron fence will be on the perimeter of the property except adjacent to street right of ways. The applicant has indicated he is willing to install a six foot concrete wall.

10. The buildings are three stories and 36' 11" high to the top of the roof. The maximum height permitted is 50 feet. The maximum number of stories is three. The applicant has chosen a Tuscan architectural theme. Colors include different shades of brown.

CITIZEN PARTICIPATION:

Notice of the June 18, 2015 Neighborhood meeting was mailed to all property owners within 500' of the proposed plat on June 3, 2015. Four residents attended the meeting. The developer presented and overview of the project. One gentleman came to the meeting asking if they could be rentals, developer said they were not intended to be. One person was concerned with the density and building height, the developer assured her that they were in compliance with the code. One couple was concerned with the rod iron fence and children feeding their horses through it and her flood irrigation.

Notice of the June 30, 2015 Planning Commission meeting was published in the Daily Herald on June 14, 2015. Notice of the meeting was also mailed to all property owners on June 10, 2015. Several residents spoke in opposition of the project.

Notice of the July 21, 2015 Planning Commission meeting was published in the Daily Herald on July 5, 2015. Notice of the meeting was also mailed to all property owners on July 9, 2015. One comment in opposition of the project has been received.

REQUIRED FINDINGS:

The City Council must determine that the proposed use meets three findings prior to granting a Conditional Use Permit. The burden of proof rests with the applicant. Each finding is presented below along with staff's analysis.

- 1. The use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity.**

The property to the north and east is zoned Town Center Commercial Retail and is the Ridley's shopping center, Tim Tire, Arctic Circle, Ace Hardware, and an existing home. The property to the south is zoned Town Flex-Use and is planned for a City library. The property to the west is zoned Town Center Civic. The proposed use is compatible with the surrounding properties.

- 2. The use complies with all applicable regulations in the Development Code.**

The proposed density is 11.27 which is less than the maximum of 12 units per acre permitted.

The number of units will not exceed what is allowed in the district.

There does not appear to be enough room in the garage for these containers and two vehicles. In addition, some of the garage space may be used for personal storage. This could result in the loss of a parking spaces and/or the storage of garbage and recycling containers in the private drive. Staff recommends that trash enclosures be used.

The Fire Marshall has reviewed the site plan for fire access requirements. The proposed project

meets the requirements of the Fire Code.

An irrevocable maintenance fund will need to be established by the CC+R's to ensure maintenance of the private roads. Staff is recommending that a note be placed on the final plat to inform potential home buyers of this issue.

Public water, sewer, and storm drain lines are proposed in the private roads. The City Engineer and Public Works Department will need to approve the location of all utilities prior to final plat approval. In addition, an easement to allow access to these lines will need to be included.

The location of water, sewer, and pressurized irrigation lines in relation to lot lines and building foundations will need to be reviewed with the civil improvement plans to ensure adequate spacing.

The City Engineer is concerned about the location of the balconies in relation to the right-of-way line. As such a stipulation requiring a minimum of five feet from the balcony to the right-of-way has been included.

The character and long term success of this type of development requires an effective homeowners association and involved property owners. These types of units may be very attractive to investors and could become rental units over time. The developer will be able to limit the number of initial investors, but has no control over subsequent buyers. Staff has no way of knowing if rental units will be more of a problem here than in any other single family neighborhood.

With the proposed stipulations, the conditional use will meet all requirements of the Development Code.

3. Conditions are imposed to mitigate any detrimental effects.

Stipulations have been included to ensure compliance with the Development Code.

RECOMMENDATION:

The Planning Commission will need to review the request and determine if the project meets the findings for conditional use permit, site plan, and architectural approval. The Commission can either recommend approval or denial of the project. Under either option, the Commission will need to draft appropriate findings. If the Commission chooses to recommend approval the following stipulations should be included:

1. The site plan shall conform to the site plan dated July 9, 2015, elevations, and landscape plan dated June 2, 2015, except as modified by these stipulations.
2. The location of water and sewer lines in relation to lot lines and building foundations shall be reviewed by the Engineering Department and Building Division with the civil improvement plans to ensure adequate spacing and appropriate locations.
3. Potential homebuyers shall be informed by CC&R's, affidavit, and posted notice in the model home sales office of the following:

- a. Ownership and maintenance of private streets.
 - b. Responsibility for repairing private streets after utility maintenance.
 - c. Parking restrictions for residents and visitors.
 - d. Ownership and maintenance responsibility for all common areas.
 - e. No more than four unrelated persons may live in a unit.
4. The property owner shall establish an irrevocable maintenance fund by the CC+R's to ensure maintenance of the private streets. In addition, all private streets shall be constructed to meet Town design standards.
 5. A note shall be added to the Final Plat and the Covenants, Conditions, and Restrictions stating the Homeowner's Association shall be responsible for the maintenance of all private streets.
 6. The civil construction drawings shall meet all requirements as determined by the Town Engineer.
 7. The final landscape plans shall be reviewed and approved prior to issuance of a building permit.
 8. A comprehensive sign plan addressing private drive signage, building addressing and permanent directional signage shall be submitted and approved prior to final plat approval. All signs shall be uniform in theme and appearance.
 9. The Fire Marshall shall approve the location of all fire hydrants prior to approval of the civil construction plans.
 10. Parking shall be prohibited on all private roads and enforced by the Home Owners Association.
 11. A six foot concrete wall shall be installed along the property perimeter.

ATTACHMENTS:

Attachment 1 – Site Plan, Landscape Plan, Elevations

Attachment 2 – Neighborhood Meeting Summary

Attachment 3 – Modified Site Plan



Community Development

SUBJECT: PUBLIC HEARING – Conditional Use Permit Multi-Family Townhome Project (CU-15-02)

MEETING DATE: June 30, 2015

TO: Planning Commission

FROM: Nathan Crane, Community Development Director

REQUEST: Conditional Use Permit for an 86 Unit Attached Multi Family Development

PARCEL SIZE: 7.8 Acres

LOCATION: Northeast Corner of Town Square East and Parkway East

APPLICANT: Tim Alders

OWNER: Frank and Maria Carlone

BACKGROUND:

The site is designated as Mixed Use Development on the General Plan Land Use Map. The site is zoned Town Center Flex-Use District. Multi-family residential developments are permitted in this district subject to review and approval of a conditional use permit.

A maximum of 342 units are permitted in the Town Center Flex-Use District. A project cannot exceed 12 units per acre. Toscana was approved for 200 units leaving 142 units. If this project is approved 56 units will remain.

A Conditional Use Permit is an administrative action.

SUMMARY OF REQUEST:

1. The applicant is requesting approval of a conditional use permit for an 86 unit multi-family development. All units are three bedroom units that are 3,667 square feet (3,139 square foot of living area and 528 square foot garage). The number of units per building will range from three to eleven. Owners will own each unit.
2. The primary ingress/egress to the project will be from Parkway East and Town Square East/ Parkway East will be completed as part of this project.

3. The project will be built in two phases. The first phase will be north of Parkway East and the second phase will be south of Parkway East.
4. The maximum setback is provided along Parkway East and Town Square East.
5. Approximately 2.27 acres (29.75%) of the site will be landscaping (24%) and hardscape (5.3%) exceeding the requirement for 15% landscape and 5% hardscape areas. Amenities include a pool, play structure, and gazebos.
6. All roads within the development are private and will be owned and maintained by a Home Owners Association (HOA). The roads include 26 feet of asphalt with two feet of flat curbing.
7. The site provides 233 parking spaces. Each unit will have a two car garage (24'X 22') and there are 75 guest parking spaces. The Development Code requires 3 spaces per unit. The standard two car garage is typically 24' X 24'
8. Each unit will have their own garbage and recycling containers. The containers will be stored in the garage.
9. A wrought iron fence will be on the perimeter of the property except adjacent to street right of ways.
10. The buildings are three stories and 36' 11" high to the top of the roof. The maximum height permitted is 50 feet. The maximum number of stories is three. The applicant has chosen a Tuscan architectural theme. Colors include different shades of brown.

CITIZEN PARTICIPATION:

Notice of the June 18, 2015 Neighborhood meeting was mailed to all property owners within 500' of the proposed plat on June 3, 2015. Four residents attended the meeting. The developer presented and overview of the project. One gentleman came to the meeting asking if they could be rentals, developer said they were not intended to be. One person was concerned with the density and building height, the developer assured her that they were in compliance with the code. One couple was concerned with the rod iron fence and children feeding their horses through it and her flood irrigation.

Notice of the June 30, 2015 Planning Commission meeting was published in the Daily Herald on June 14, 2015. Notice of the meeting was also mailed to all property owners on June 10, 2015. No comments have been received.

REQUIRED FINDINGS:

The City Council must determine that the proposed use meets three findings prior to granting a Conditional Use Permit. The burden of proof rests with the applicant. Each finding is presented below along with staff's analysis.

1. **The use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity.**

The property to the north and east is zoned Town Center Commercial Retail and is the Ridley's shopping center, Tim Tire, Arctic Circle, Ace Hardware, and an existing home. The property to the south is zoned Town Flex-Use and is planned for a City library. The property to the west is zoned Town Center Civic. The proposed use is compatible with the surrounding properties.

2. The use complies with all applicable regulations in the Development Code.

The proposed density is 11.27 which is less than the maximum of 12 units per acre permitted.

The number of units will not exceed what is allowed in the district.

There does not appear to be enough room in the garage for these containers and two vehicles. In addition, some of the garage space may be used for personal storage. This could result in the loss of a parking spaces and/or the storage of garbage and recycling containers in the private drive. Staff recommends that trash enclosures be used.

The Fire Marshall has reviewed the site plan for fire access requirements. The proposed project meets the requirements of the Fire Code.

An irrevocable maintenance fund will need to be established by the CC+R's to ensure maintenance of the private roads. Staff is recommending that a note be placed on the final plat to inform potential home buyers of this issue.

Public water, sewer, and storm drain lines are proposed in the private roads. The City Engineer and Public Works Department will need to approve the location of all utilities prior to final plat approval. In addition, an easement to allow access to these lines will need to be included.

The location of water, sewer, and pressurized irrigation lines in relation to lot lines and building foundations will need to be reviewed with the civil improvement plans to ensure adequate spacing.

The City Engineer is concerned about the location of the balconies in relation to the right-of-way line. As such a stipulation requiring a minimum of five feet from the balcony to the right-of-way has been included.

The character and long term success of this type of development requires an effective homeowners association and involved property owners. These types of units may be very attractive to investors and could become rental units over time. The developer will be able to limit the number of initial investors, but has no control over subsequent buyers. Staff has no way of knowing if rental units will be more of a problem here than in any other single family neighborhood.

With the proposed stipulations, the conditional use will meet all requirements of the Development Code.

3. Conditions are imposed to mitigate any detrimental effects.

Stipulations have been included to ensure compliance with the Development Code.

CONCLUSION:

With the proposed stipulations, the proposed conditional use appears to meet the findings for a conditional use permit.

RECOMMENDATION:

I move that the Planning Commission accept the findings and recommend **APPROVAL** of the Blackstone Townhome project subject to the following stipulations:

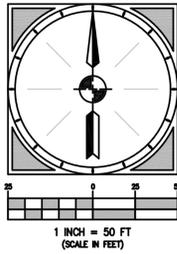
1. The site plan shall conform to the site plan, elevations, and landscape plan dated June 2, 2015, except as modified by these stipulations.
2. The location of water and sewer lines in relation to lot lines and building foundations shall be reviewed by the Engineering Department and Building Division with the civil improvement plans to ensure adequate spacing and appropriate locations.
3. Potential homebuyers shall be informed by CC&R's, affidavit, and posted notice in the model home sales office of the following:
 - a. Ownership and maintenance of private streets.
 - b. Responsibility for repairing private streets after utility maintenance.
 - c. Parking restrictions for residents and visitors.
 - d. Ownership and maintenance responsibility for all common areas.
 - e. No more than four unrelated persons may live in a unit.
4. The property owner shall establish an irrevocable maintenance fund by the CC+R's to ensure maintenance of the private streets. In addition, all private streets shall be constructed to meet Town design standards.
5. A note shall be added to the Final Plat and the Covenants, Conditions, and Restrictions stating the Homeowner's Association shall be responsible for the maintenance of all private streets.
6. The civil construction drawings shall meet all requirements as determined by the Town Engineer.
7. The final landscape plans shall be reviewed and approved prior to issuance of a building permit.
8. A comprehensive sign plan addressing private drive signage, building addressing and permanent directional signage shall be submitted and approved prior to final plat approval. All signs shall be uniform in theme and appearance.
9. The Fire Marshall shall approve the location of all fire hydrants prior to approval of the civil construction plans.
10. Parking shall be prohibited on all private roads.

11. Trash enclosures shall be used instead of individual cans.

ATTACHMENTS:

Attachment 1 – Site Plan, Landscape Plan, Elevations

Attachment 2 – Neighborhood Meeting Summary



PARKWAY WEST

CITY PARK



LEGEND

- ① LANDSCAPED STREET MEDIAN
- ② ADA RAMP
- ③ ACCESS GATE IN EXTERIOR FENCING
- ④ NEW SIDEWALK
- ⑤ PASEO/ PLAZA AREAS-SEE SITE PLAN DETAIL SHEET
- ⑥ GAZEBO/ GRILL AREA
- ⑦ STOP/ STREET SIGN
- ⑧ EXISTING 5' WIDE SIDEWALK TO BE UPGRADED TO A 15' WIDE SIDEWALK
- ⑨ WROUGHT IRON FENCING-SEE DETAIL SHEETS
- ⑩ FIRE ACCESS
- ⑪ LANDSCAPE PLANTER
- ⑫ CROSSWALK
- ⑬ POLE LIGHT-SEE LIGHTING SITE PLAN
- ⑭ STREET LIGHT-SEE LIGHTING SITE PLAN
- ⑮ STREET TREE AND GRATE-SEE DETAIL SHEETS
- ⑯ BIKE RACK-SEE DETAIL SHEETS
- ⑰ HIGH BACK CURB AND GUTTER
- ⑱ ROLLED GUTTER (All private roads)
- ⑲ CONCRETE DRIVEWAY
- ⑳ COMMUNITY FACILITY AREA
- ㉑ CHILDREN'S PLAY AREA
- ㉒ RECONSTRUCT MEDIAN FOR NEW INTERSECTION

JURISDICTION

LEGAL JURISDICTION: HIGHLAND CITY
 DISTRICT/ PLANNING ZONE: TOWN CENTER FLEX USE

AREA TABULATIONS

AREA	AREA	% of total
TOTAL AREA:	7.8 acres	100%
BUILDING(S) AREA:	2.45 acres (107,136 sf)	32%
LANDSCAPE:	1.87 acres (81,293 sf)	24%
HARDSCAPE:	0.4 acres (18,955 sf)	5%
ROADS:	1.8 acres (79,436 sf)	23%

PARKING TABULATIONS

TOTAL UNITS:	86
ON SITE PARKING PROVIDED:	872 GARAGE 86 STALLS 258 TOTAL ON SITE (3.0 SPACES/ UNIT)

ACCESSIBILITY

ALL UNITS TO OFFER ELEVATORS FOR HANDICAPPED ACCESS

Project access point-full access

NO.	REVISIONS	DATE BY
1		
2		
3		
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CITY ENGINEER

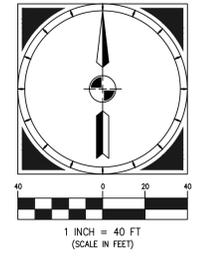
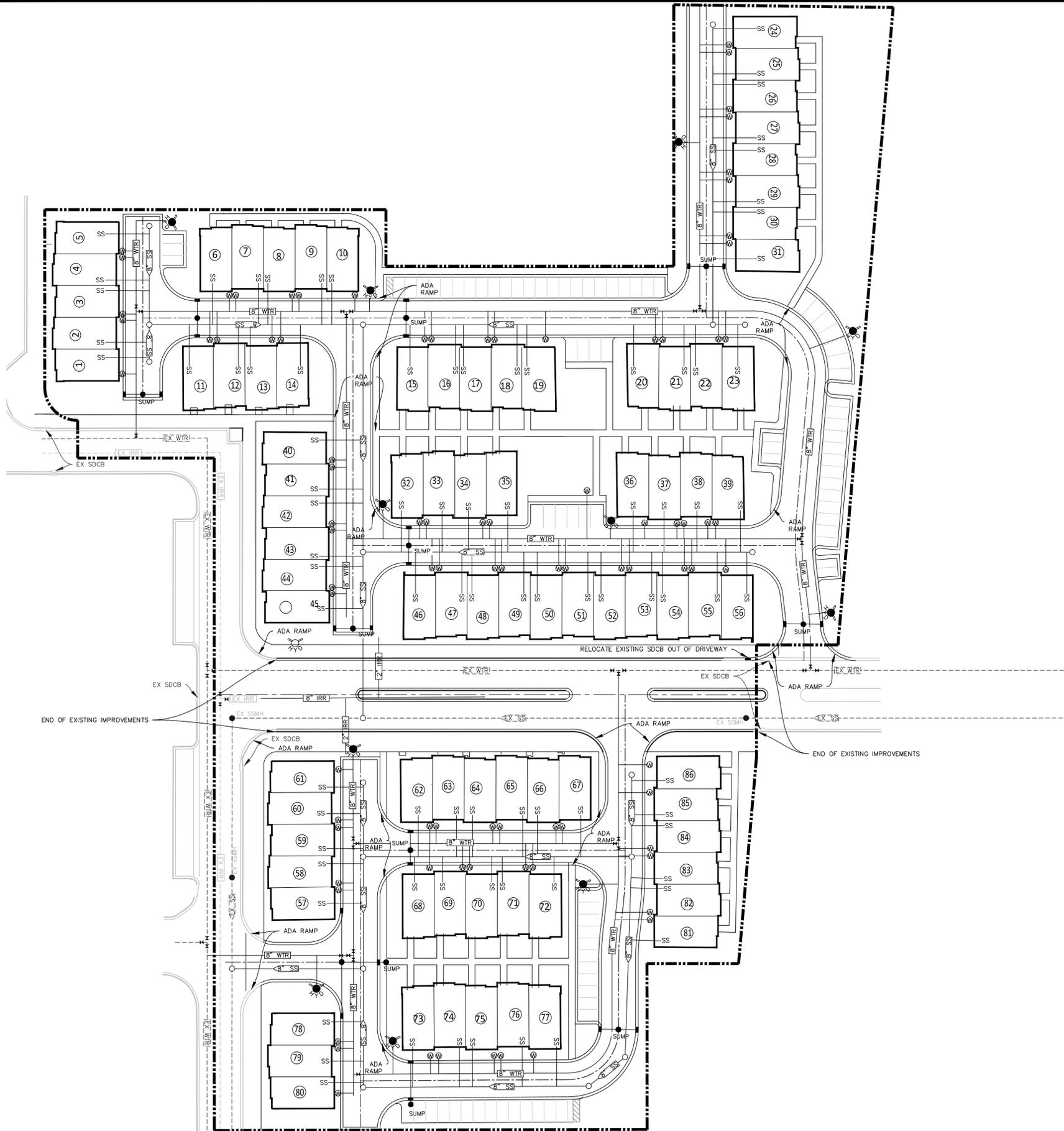
DESIGN ENGINEER'S SEAL

PROJECT ENGINEER: BMB
 PROJECT MANAGER: BMB
 DRAWN BY: SCS
 SCALE: AS SHOWN
 ISSUE DATE: 4-1-15

BLACKSTONE PROJECT

PROJECT: C15-006
 SHEET: C-1

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LEGEND

	WATER METER
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED VALVE
	EXISTING VALVE
	STORM DRAIN SUMP
	PROPOSED STORM DRAIN CATCH BASIN
	PROPOSED STREET LIGHT
	SANITARY SEWER MANHOLE

UTILITY NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO HIGHLAND CITY STANDARDS AND SPECIFICATIONS.
2. CULINARY WATER—48" MIN. DEPTH TO TOP OF 8" DUCTILE IRON PIPE, POLY-WRAPPED.
3. SEWER—8" SDR-35 PVC PIPE WITH 5' DIAMETER MANHOLES.
4. WATER TEES, ELBOWS, PIPE BEDDING AND TRENCHES SHALL BE INSTALLED PER HIGHLAND CITY STANDARDS.
5. ALL VALVES TO BE FLANGED TO THE TEE.

Summit Engineering Group Inc.
 Structural • Civil • Surveying
 55 WEST CENTER • P.O. BOX 176
 HEEBER CITY, UTAH 84032
 P. 435-634-9229 • F. 435-634-9231
 6/22/2015 10:04:21 AM

NO.	REVISIONS	DATE BY
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8		

PROJECT ENGINEER: BMB
 PROJECT MANAGER: BMB

DRAWN BY: D.J.N.
 SCALE: 1" = 40'

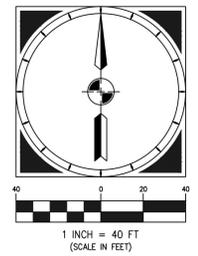
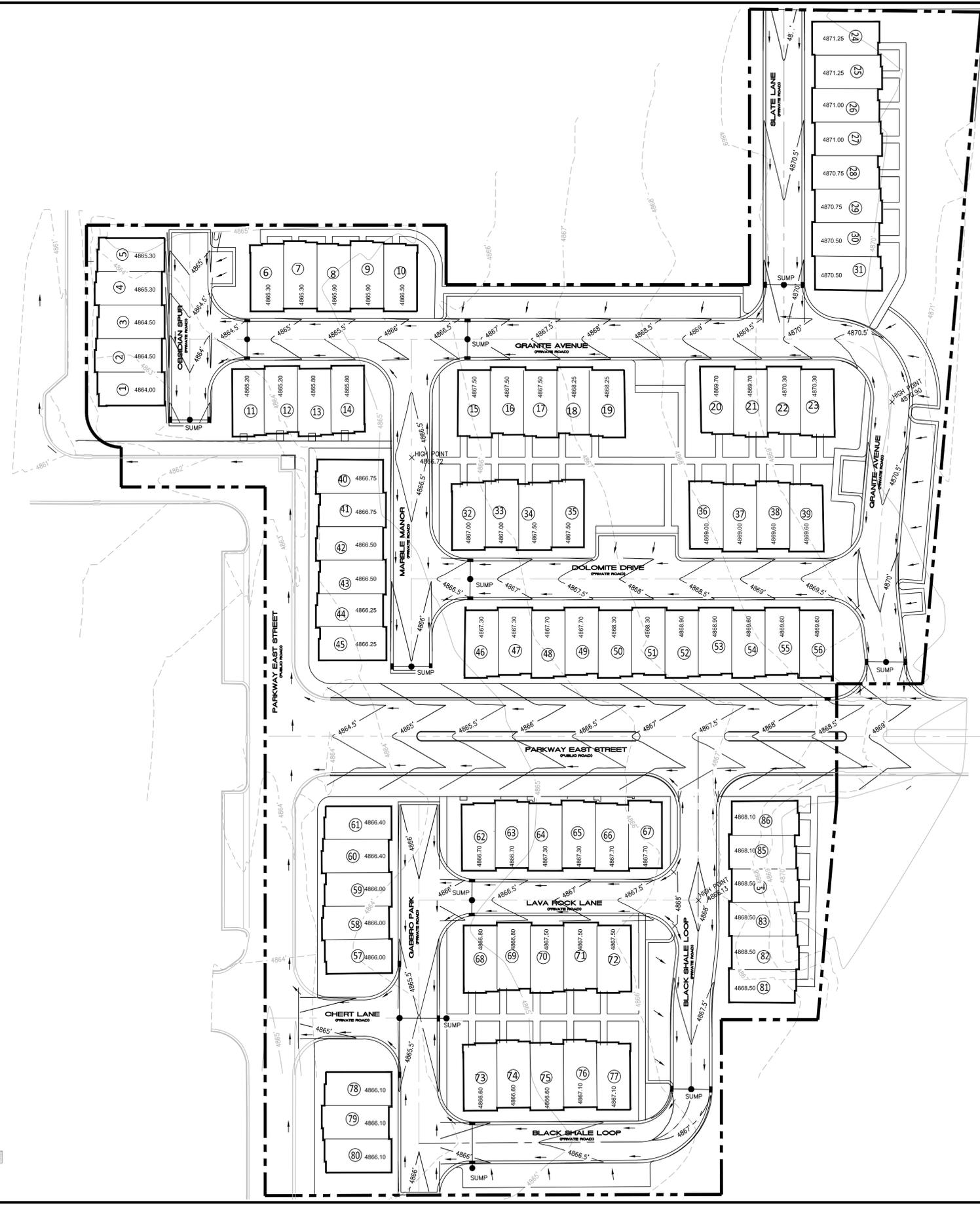
ISSUE DATE: 06/02/2015

PROJECT: BLACKSTONE TOWNHOMES
 A RESIDENTIAL SUBDIVISION

SHEET TITLE: UTILITY PLAN

PROJECT: C15-006
 SHEET: C-2.1

\\server\va\va\SSC Projects\CURRENT PROJECTS\C15-006 Highland\Working Files\Engineering\Area\C15-006_Utility Plan_Engineering.dwg



STORM DRAINAGE NARRATIVE

THE SITE IS RELATIVELY FLAT, SLOPING TOWARDS THE WEST. THE EXISTING ROADS ARE DRAINED TO INLET BOXES AND CONTROLLED BY SUMPS. THE SITE WILL FOLLOW A SIMILAR APPROACH AND COLLECT THE STORM WATER THROUGHOUT THE SITE AND DIRECT THE FLOW TO SUMPS TO PERCOLATE INTO THE GROUND. HISTORICALLY THE FLOW HAS FOLLOWED THIS SAME PATTERN OF PERCOLATING INTO THE GROUND AT THE SITE. THE NUMBER OF SUMPS SHOWN AND THE LOCATIONS FOR THE SUMPS ARE PRELIMINARY. STORM DRAIN CALCULATIONS, SUPPORTING THE SUMP LOCATIONS, WILL BE PROVIDED IN THE FINAL STORM DRAINAGE REPORT.

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO HIGHLAND CITY STANDARDS AND SPECIFICATIONS.
2. ALL STORM DRAIN BOXES TO BE 3'X3' INSIDE DIMENSION UNLESS OTHERWISE SPECIFIED.
3. STORM DRAIN PIPE IS 15" RPC. SLOPE FROM BOX TO BOX IS 0.2% MIN. AND SPECIFIED.
4. CONTRACTOR TO MEET ALL ADA REQUIREMENTS FOR THE SITE.
5. PIPE SLOPE FROM BOX TO SUMP IS 1.0% MIN.

Summit Engineering Group Inc.
Structural • Civil • Surveying
55 WEST CENTER • P.O. BOX 176
HEBER 82421 • UTAH 435-864-9231
P. 435-864-9223 • F. 435-864-9231

DATE BY

1	
2	
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8	

REVISIONS

PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB

DRAWN BY: DJN
SCALE: 1" = 40'
ISSUE DATE: 06/02/2015

CITY ENGINEER

DESIGN ENGINEER'S SEAL

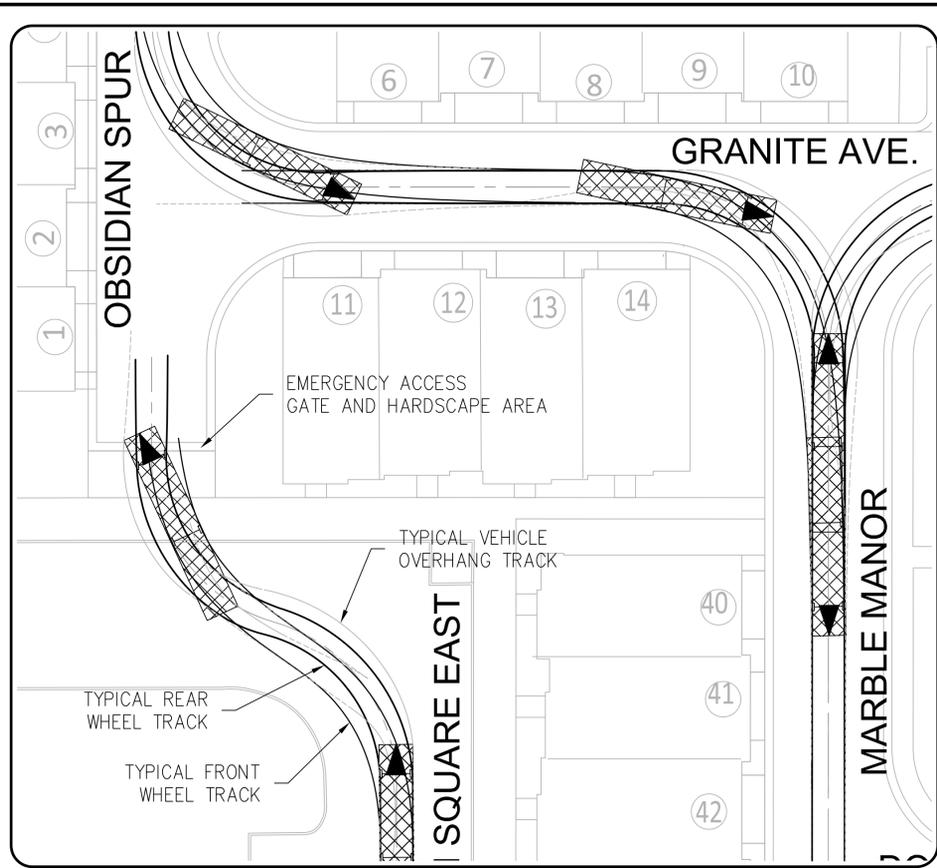
PROJECT: BLACKSTONE TOWNHOMES
A RESIDENTIAL SUBDIVISION

SHEET TITLE: GRADING PLAN

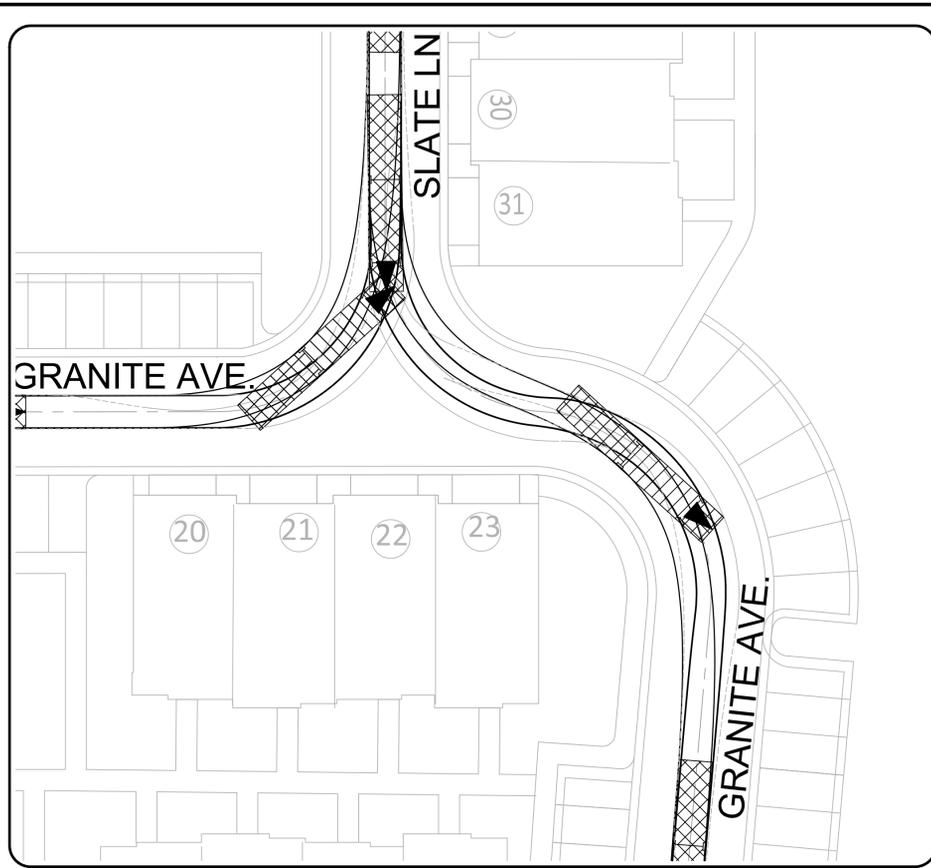
PROJECT: C15-006

SHEET: C-2.2

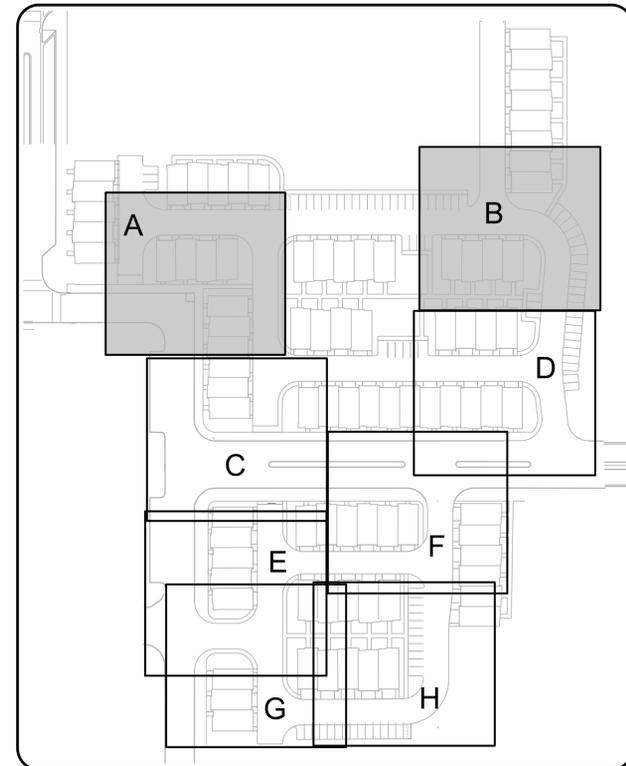
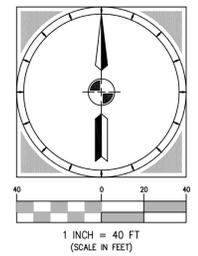
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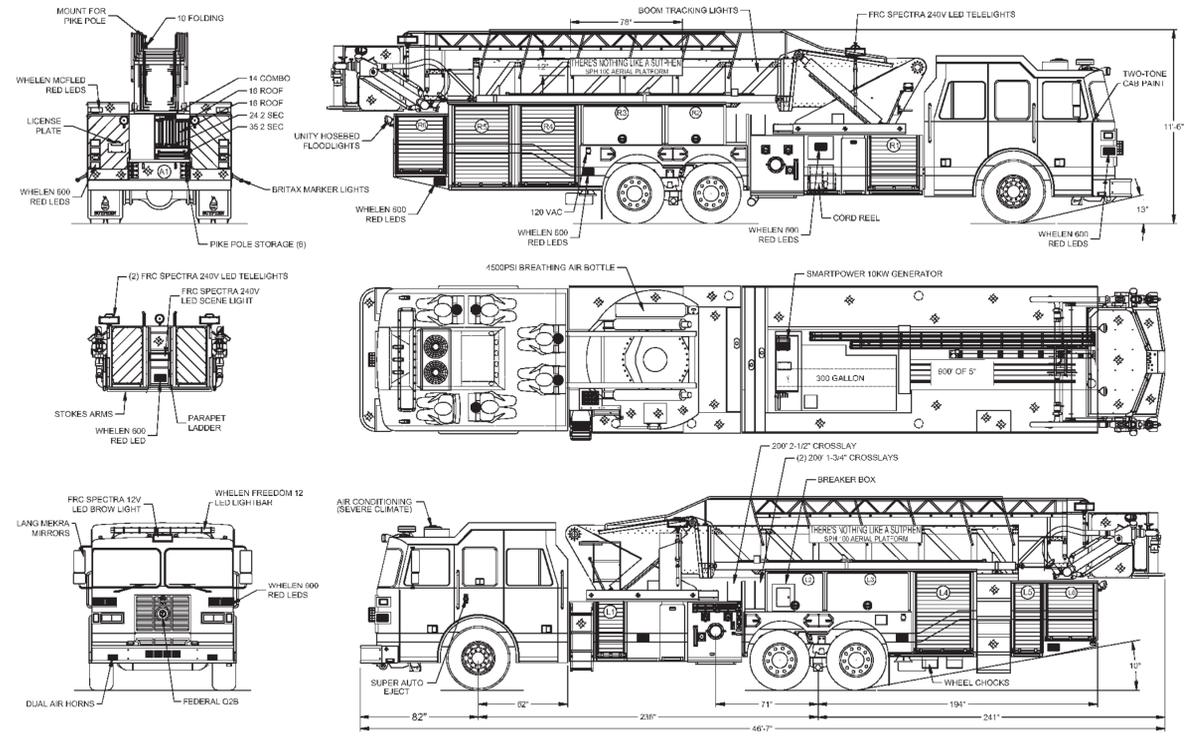
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B INTERSECTION DETAIL
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DETAIL KEY PLAN
N.T.S.



C ASSUMED FIRE TRUCK DETAILS
N.T.S.

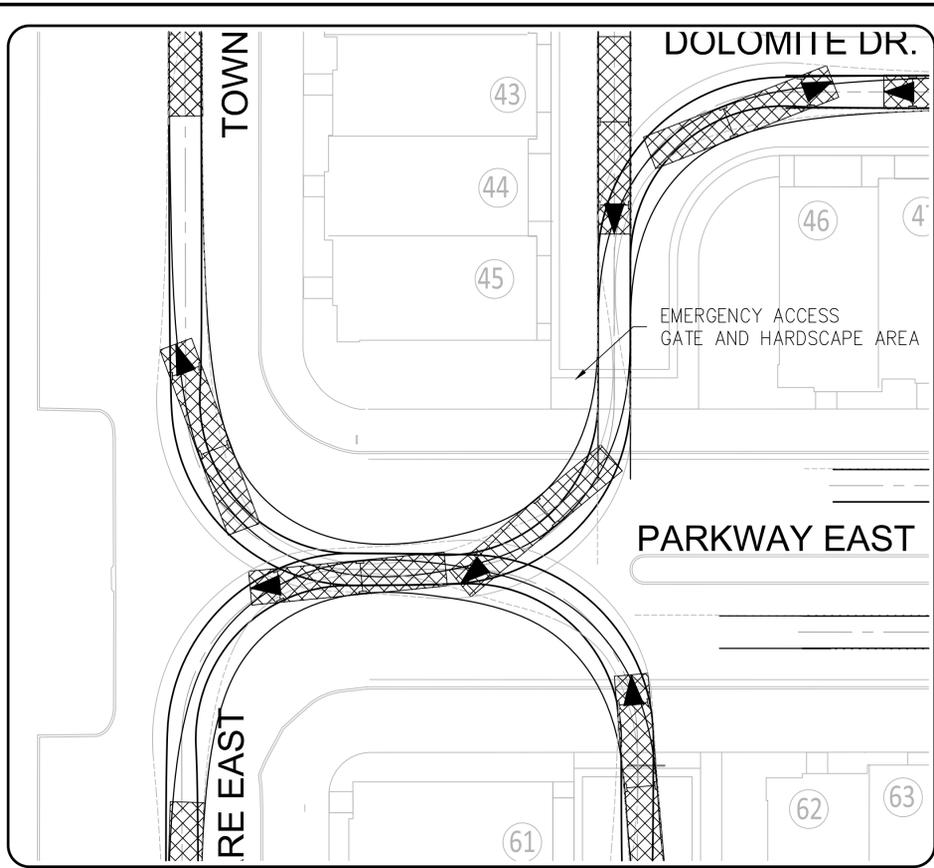
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PROJECT MANAGER: BMB
DRAWN BY: DLP
SCALE: AS SHOWN
ISSUE DATE: 6-2-2015
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CITY ENGINEER

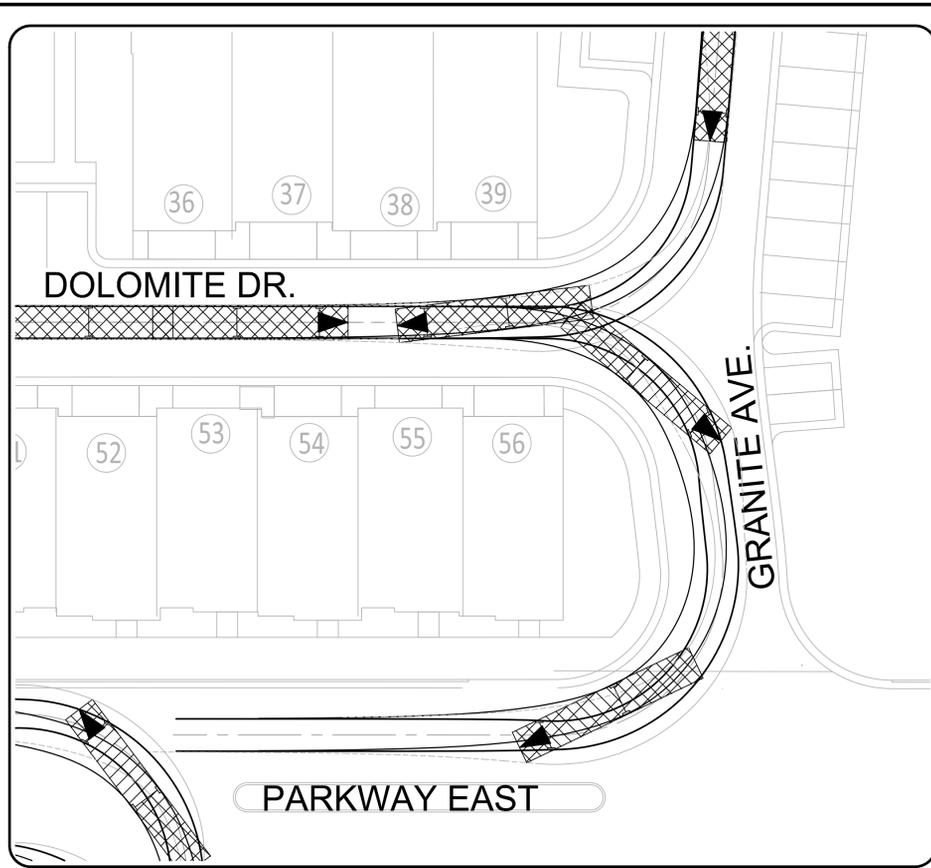
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A RESIDENTIAL SUBDIVISION
SHEET TITLE: FIRE TRUCK INGRESS AND EGRESS

PROJECT: C15-006
SHEET: C 3.1

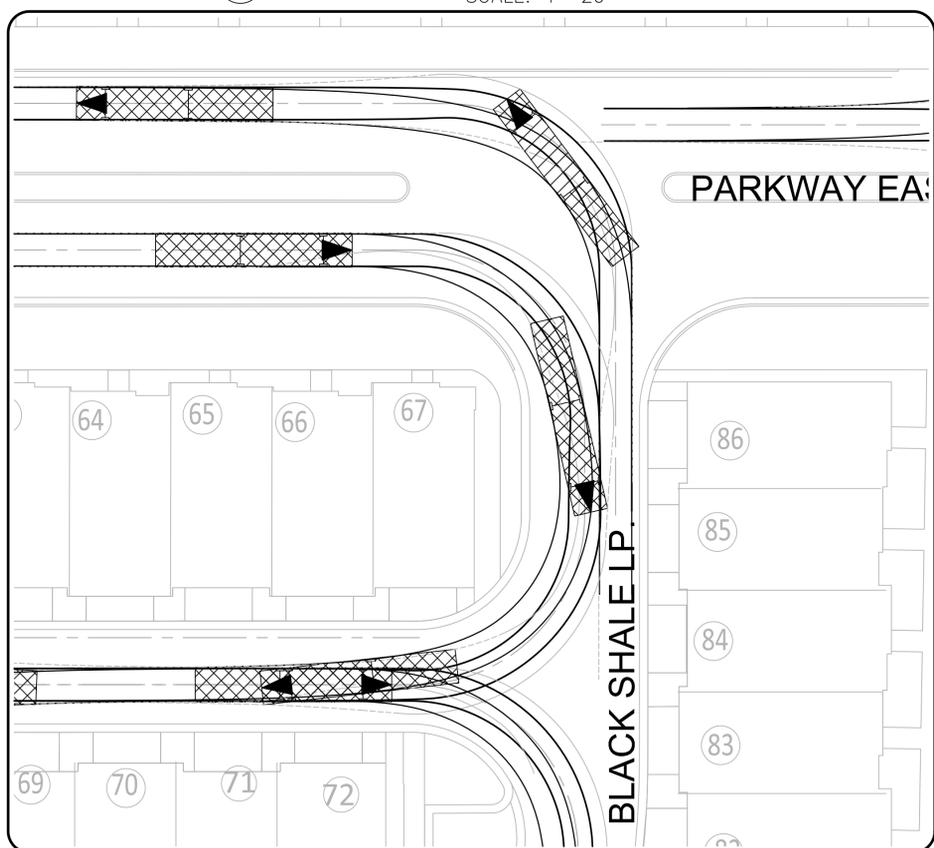
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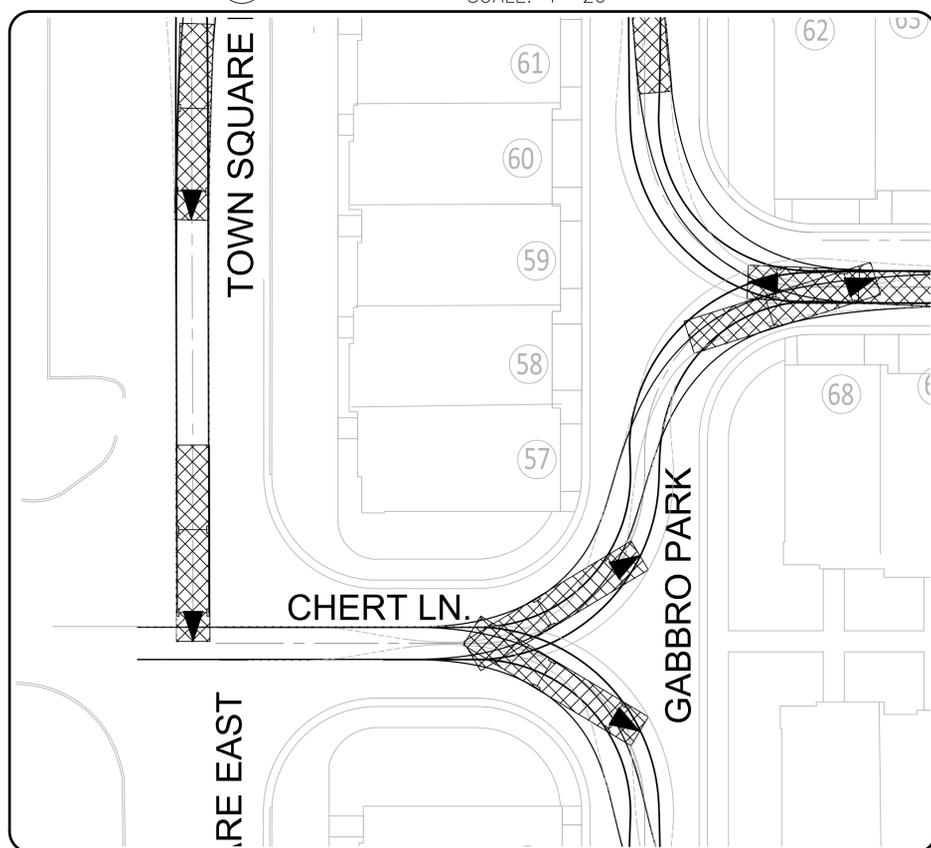
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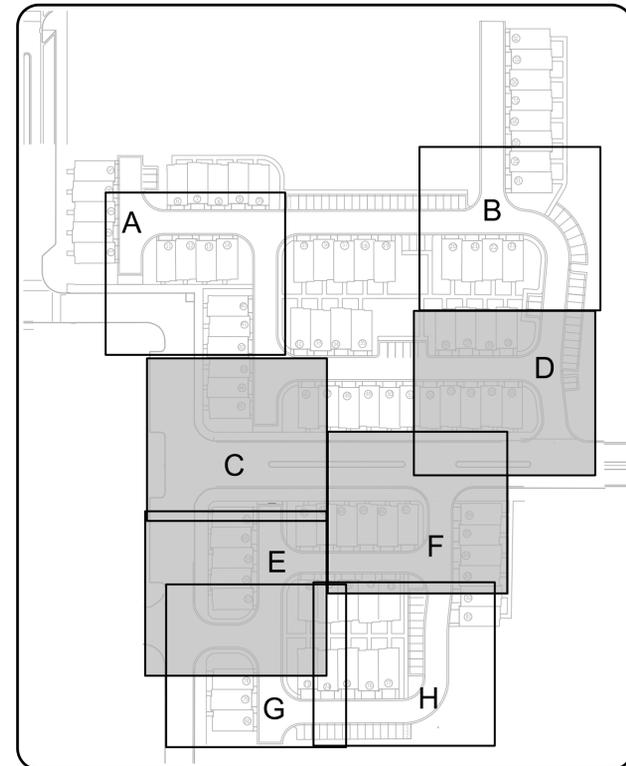
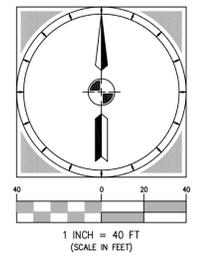
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E INTERSECTION DETAIL
SCALE: 1"=20'



F INTERSECTION DETAIL
SCALE: 1"=20'



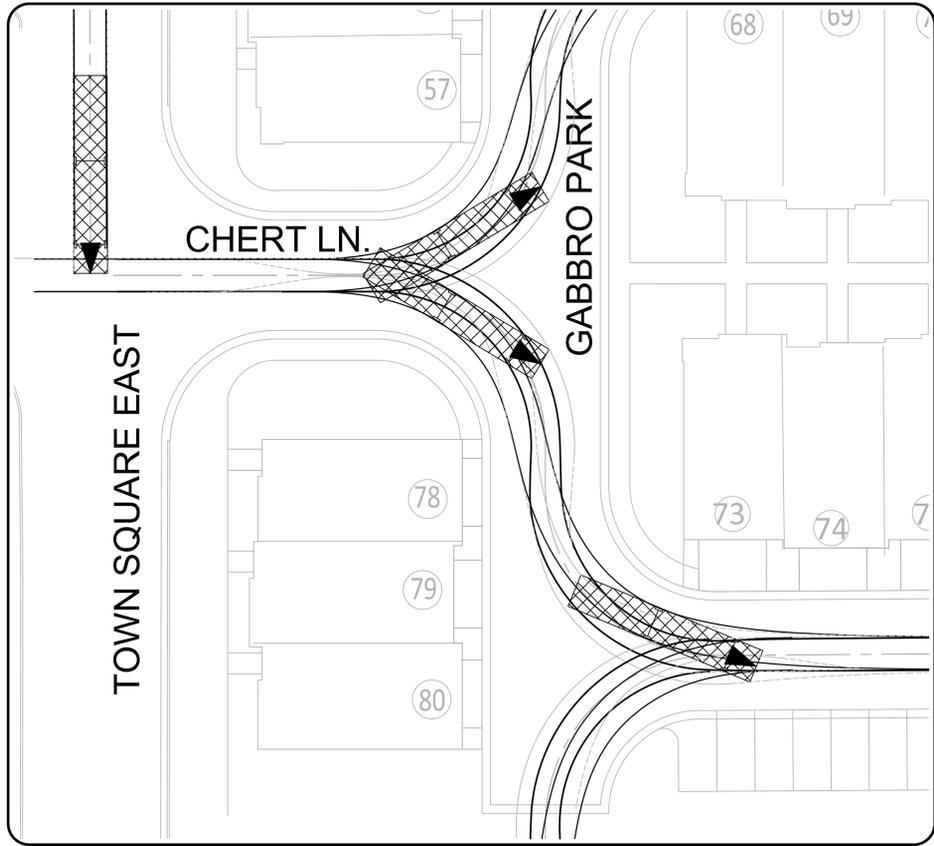
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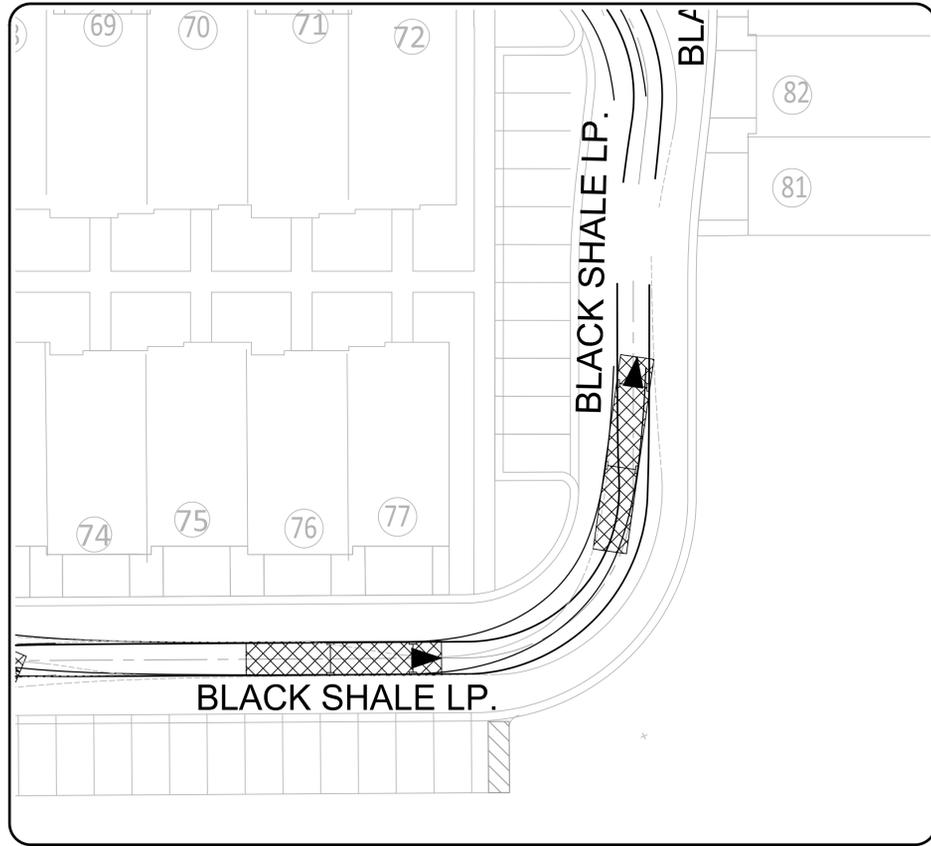
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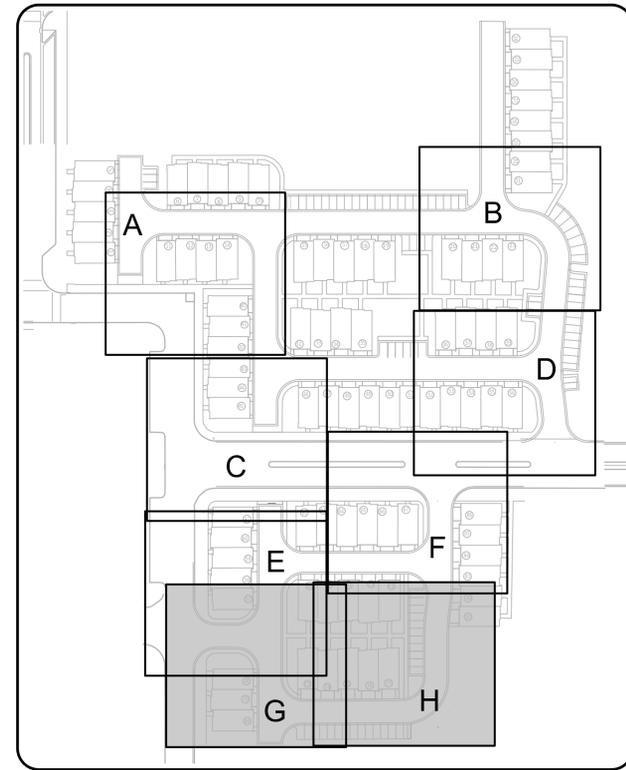
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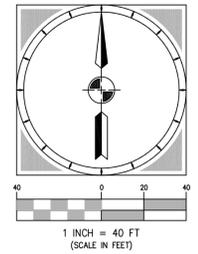
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SCALE: 1"=20'



H INTERSECTION DETAIL
SCALE: 1"=20'



DETAIL KEY PLAN
N.T.S.



Summit Engineering Group Inc.
Structural • Civil • Surveying
55 WEST CENTER • P.O. BOX 176
WEBER CITY, UTAH 84032
P: 435-634-9229 • F: 435-634-9231

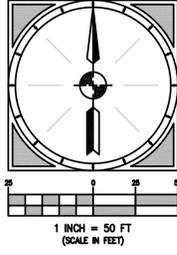
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PROJECT MANAGER: BMB
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ISSUE DATE: 6-2-2015

DESIGN ENGINEER'S SEAL
CITY ENGINEER

PROJECT: BLACKSTONE TOWNHOMES
A RESIDENTIAL SUBDIVISION
SHEET TITLE: FIRE TRUCK INGRESS AND EGRESS

PROJECT: C15-006
SHEET: C 3.3



LEGEND

- Landscape Area
81,294 SF-24% of project area
- Hardscape Area
17,984 SF-5.3% of project area
- Driveway
- Other Hardscape Areas
- Other Sidewalks

WEST

CITY PARK

PARKWAY EAST

TOWN CENTER BLVD.

TOWN SQUARE EAST

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PROJECT ENGINEER: BMB
 PROJECT MANAGER: BMB

DRAWN BY: SCS
 SCALE: AS SHOWN
 ISSUE DATE: 6-2-15

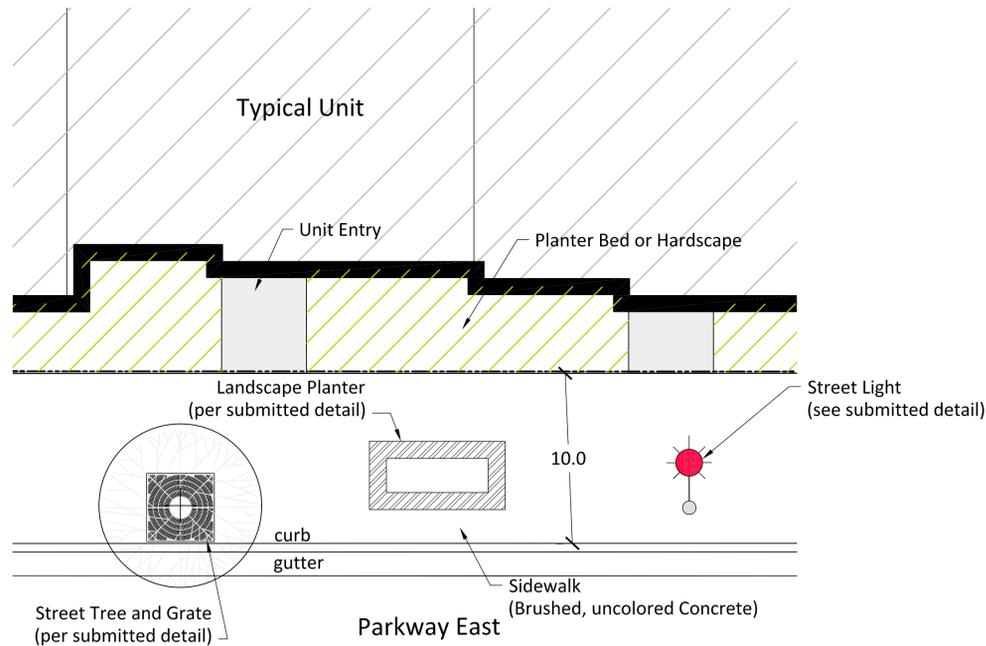
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 SHEET TITLE: LANDSCAPE CALCULATIONS

PROJECT: C15-006
 SHEET: C-4

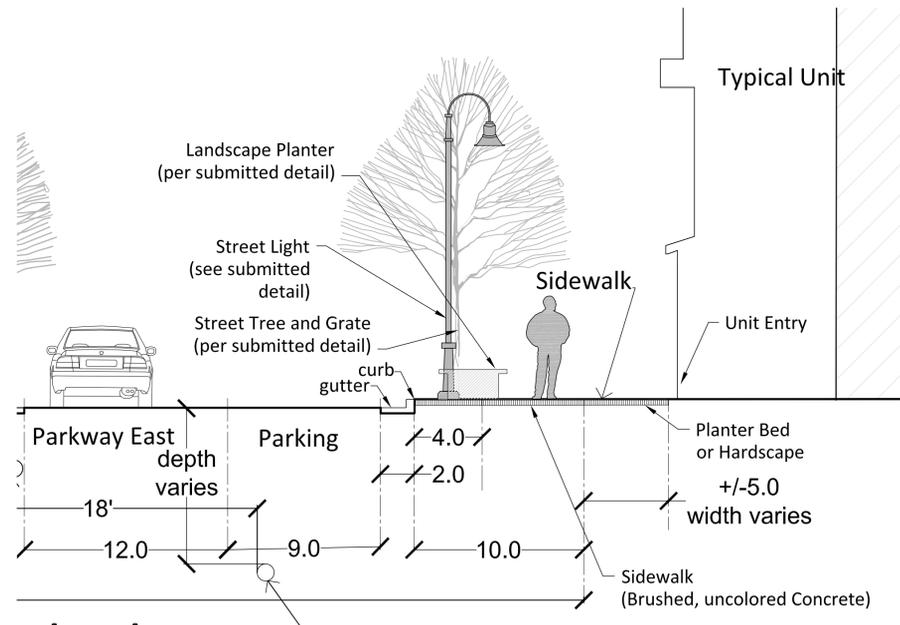
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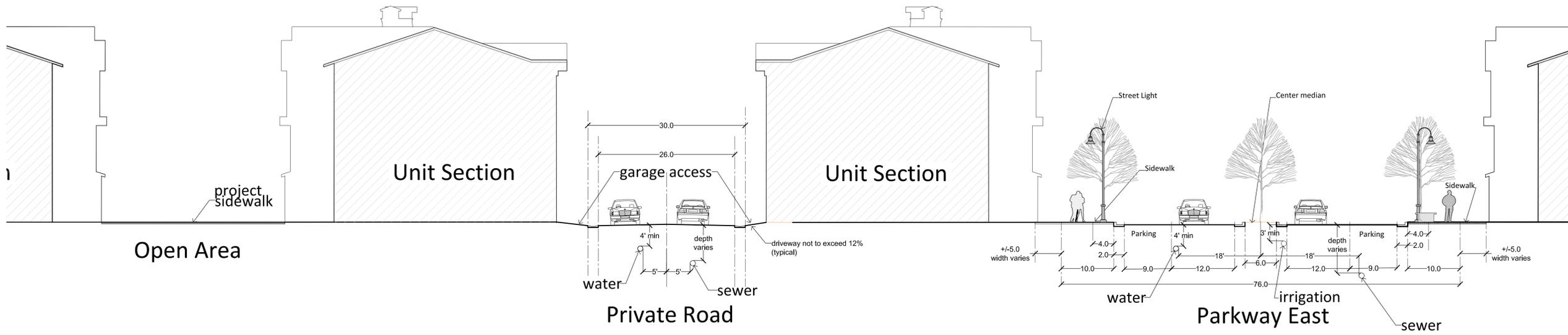
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Sidewalk Plan View
1"=5'



Sidewalk Section
1"=5'



Section A-A'
1"=10'

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CITY ENGINEER

DESIGN ENGINEER'S SEAL

PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB
DRAWN BY: SCS
SCALE: AS SHOWN
ISSUE DATE: 6-2-15

BLACKSTONE PROJECT

PROJECT: C15-006
SHEET: C-5

SHADE TREES

SYMBOL	BOT. NAME/COMMON NAME	QTY.	SIZE
○	ACER X FREEMANII 'Jeffers Red' AUTUMN BLAZE MAPLE		2" CALIPER
⊗	PYRUS CALLERYANA 'Chanticleer' Chanticleer Pear Tree		2" CALIPER

ORNAMENTAL TREES

SYMBOL	BOT. NAME/COMMON NAME	QTY.	SIZE
⊗	MALUS 'Spring Snow' SPRING SNOW CRABAPPLE		2" CALIPER
⊗	TILIA AMERICANA 'Redmond' REDMOND LINDEN		2" CALIPER

EVERGREEN TREES

SYMBOL	BOT. NAME/COMMON NAME	QTY.	SIZE
⊗	PINUS LEUCODERMIS BOSNIAN PINE		5'-6'

LARGE SHRUBS

FORSYTHIA X NORTHERN GOLD - NORTHERN GOLD FORSYTHIA
 EUONYMUS ALATUS COMPACTA - DWARF BURNING BUSH
 PRUNUS CISTENA - PURPLE SANDCHERRY
 CORNUS ALBA ELEGANTISSIMA - VARIEGATED DOGWOOD

MEDIUM SHRUBS

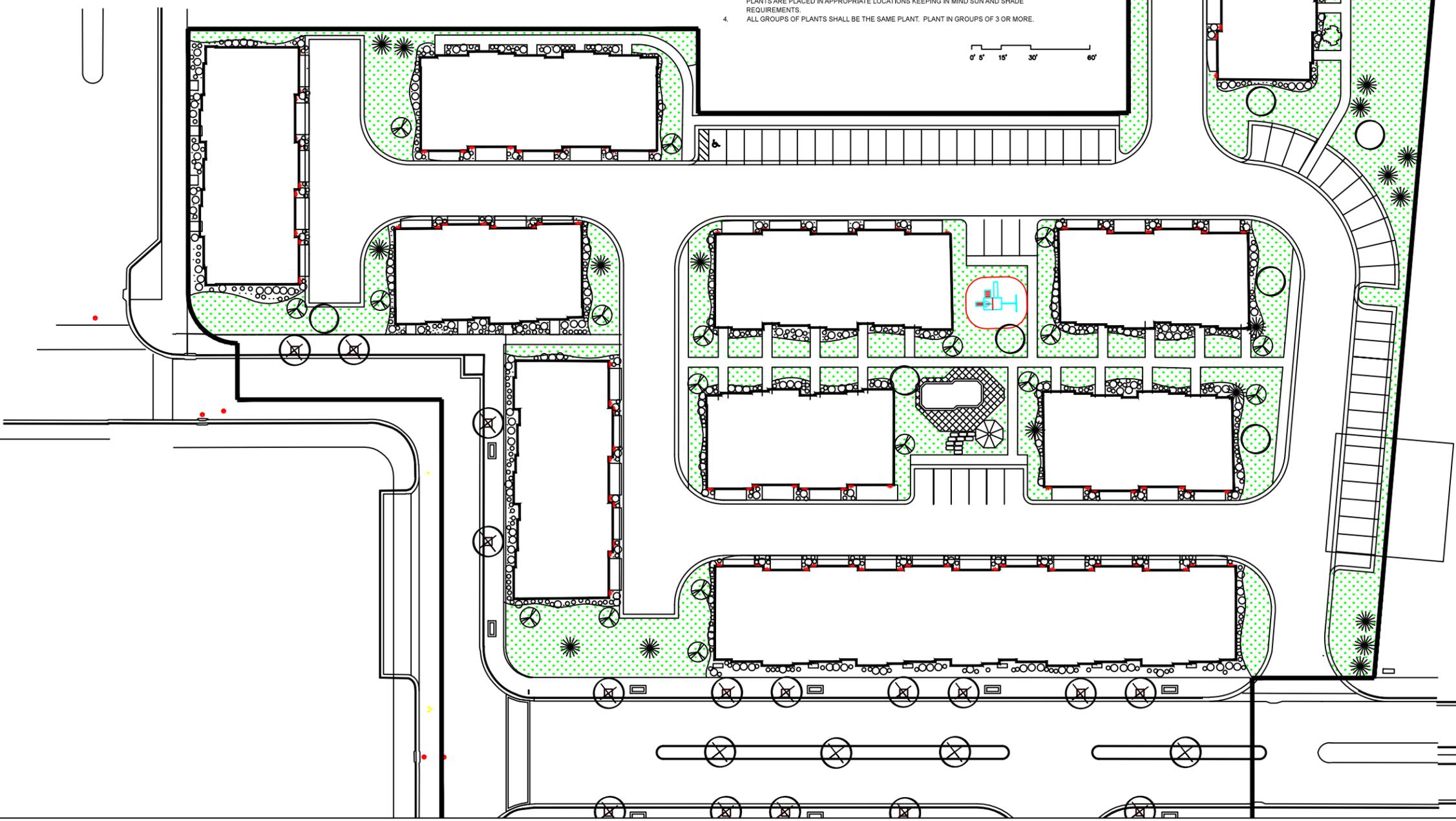
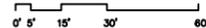
BERBERIS THUNBERGII 'Crimson Pygmy' - CRIMSON PYGMY BARBERRY
 CALAMAGROSTIS ACUTIFOILA 'Karl Foester' - FEATHER KARL FOESTER

SMALL SHRUBS/PERENNIALS

HEMEROCALLIS 'Stella d'oro' - STELLA D ORO DAYLILY
 ECHINACEA PURPUREA - PURPLE CONE FLOWER

LANDSCAPE NOTES

1. ALL PLANTER AREAS SHALL HAVE A MIN. 3" DEPTH OF SHREDDED BARK MULCH OR MIN. 3" DEPTH OF 1" SIZE SCREENED GRAVEL.
2. SITE SHALL HAVE OVERHEAD SPRAY IRRIGATION IN ALL TURF AREAS AND DRIP IRRIGATION IN ALL PLANTER AREAS.
3. CONTRACTOR SHALL SELECT PLANTS FROM LEGENDS ABOVE AND ENSURE THAT SELECTED PLANTS ARE PLACED IN APPROPRIATE LOCATIONS KEEPING IN MIND SUN AND SHADE REQUIREMENTS.
4. ALL GROUPS OF PLANTS SHALL BE THE SAME PLANT. PLANT IN GROUPS OF 3 OR MORE.

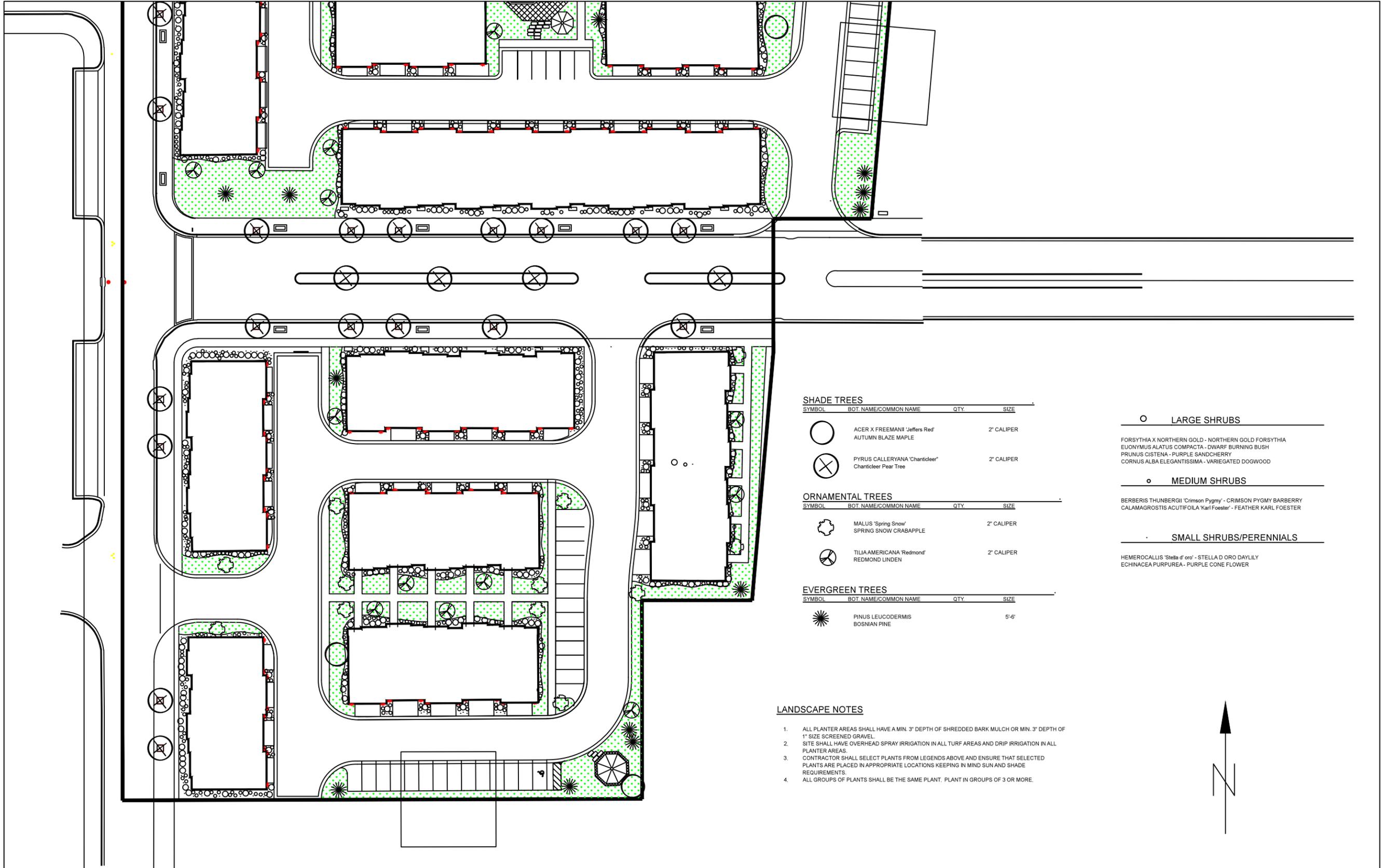


CLS - Community Landscape Services
 Danny Knighton
 Landscape Designer
 May 29, 2015

Blackstone
 Highland, Utah

Landscape Plan
 Scale = 1" = 60' - 0"

Page:
 LP-01



SHADE TREES

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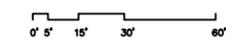
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Blackstone
 Highland, Utah

6/18/15

Summary of Neighborhood Meeting held at the Community Center on 6/18/15 at 6:30 PM.

Tim Aalders, Matt Robinson, Aise Allart, and Al Rafati from Holt Development Group were at the community center at 6:15 P.M.

At 6:35 the first neighbors started showing up to the meeting. Tim started the meeting by handing out architectural drawings and site plans to the neighbors. Tim explained that that we are building 86 townhomes in the Highland Town Center. We walked the neighbors through the site plan pointing out amenities, parking, access points, etc. We went through the architectural drawings showing the quality of the townhomes. Tim invited everyone there to come see our parade homes in Lehi, so they can see the quality of our homes.

One gentleman came to the meeting because he owned multiple rentals in Toscana. He asked us if we were going to compete with Toscana and have rentals. Matt Robinson explained to him that our townhomes are not going to be rentals. We designed the units to be larger and nicer than Toscana. At the \$290,000 – \$340,000 price range, rentals don't make a lot of sense. He left after we answered his question.

There were only two neighbors who had concerns at the meeting Kathy and Willard and Lujeanne Spykes.

Kathy over the course of an hour asked multiple questions.

She was concerned that these units are 3 stories and block views.

Tim responded that the townhomes are designed within the Town Center Code.

She raised concerns about the parking situation.

Tim responded that Toscana's parking ratio was 2.2 parking spots per unit. Tim explained that we raised our parking ratio to 3 to help alleviate the parking situation. Tim explained that we are in compliance with the code. We explained that the city does not want driveways, or people parking in the driveways.

She raised concerns that no one would want to buy these townhomes.

Tim respectfully disagreed. Tim stated that if they don't sell, then Kathy will get to enjoy the open field for longer than expected. Even if they don't sell fast, everyone is better off because we are paving the dirt road.

She raised concerns about these townhomes being rentals.

We explained that we are not planning on using the townhomes as rentals.

She raised concerns about the amount of open space

Kathy wanted us to build cottages like the ones she lives in. We explained that the cost of land is so expensive that it is not financially feasible to build cottages. Tim explained that he has lived in Highland of 19 years. It is very important to him to design a project that makes Highland a better place to live and makes him proud. He explained that we didn't push for max density. We could have tried to squeeze 10-20 more townhomes on the property. He explained that the townhomes will be very high quality with elevators, media rooms, granite, 3 tone paint, custom cabinets, etc.

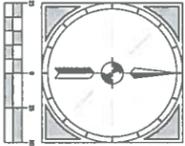
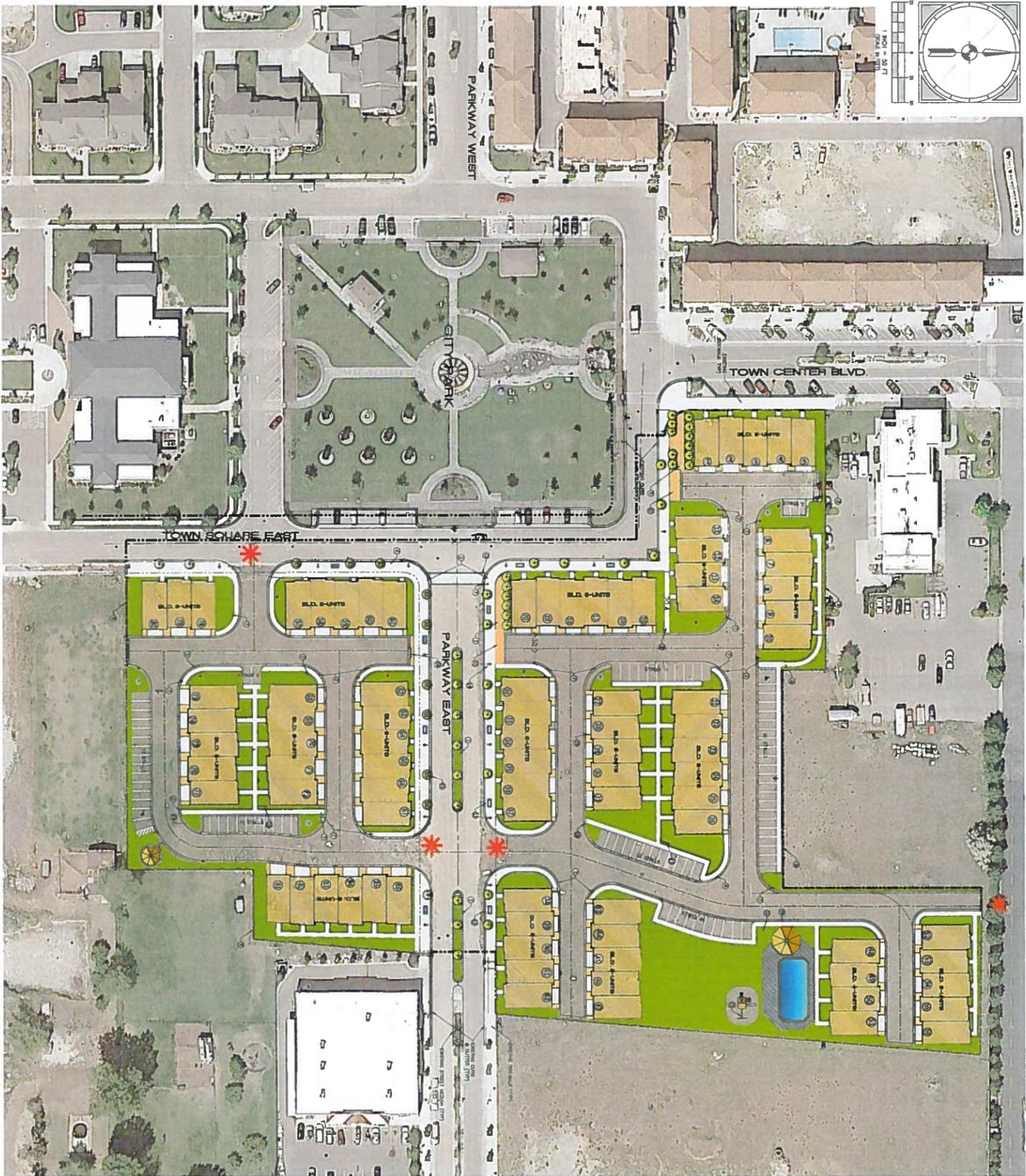
Tim also explained that Holt Development Group is designing a community for some of the older members of Highland where they can sell their large house on a large lot and still live in Highland. It's a place where they can live in a nice 3,200 sq. foot town home in Highland for around \$300,000. They will no longer have to take care of a large yard.

She raised the concern about townhomes being built in the town center

We explained that we in compliance with all the zoning codes. We are not asking for any exceptions to the code. She then went on to explain that there is another developer who is looking into building a 4 story assisted living community in the town center. She said the developer is looking to get permission to build 4 stories by building the city a library. She explained how angry this made her and that she would fight it.

Willard and Lujeanne Willard were the other neighbors to raise a concern. Their first concern was a rod iron fence. They were nervous that kids could reach through the rod iron fence to feed her horses. She was also concerned by the fact that they still flood irrigate their land and want to make sure that they don't flood the townhomes. They were angry at the city because the city forced them to do a bunch of work on their property that was not necessary.

We finished around 7:30 and thanked everyone for coming.



LEGEND

- 1 LANDSCAPED STREET MEDIUM
- 2 ADA RAMP
- 3 ACCESS GATE IN EXTERIOR FENCING
- 4 NEW SIDEWALK
- 5 PAVED/PAVMA AREAS-SEE SITE PLAN DETAIL SHEET
- 6 GAZEBO/GRILL AREA
- 7 STOP/STREET SIGN
- 8 EXISTING 5' WIDE SIDEWALK TO BE UPGRADED TO A 15' WIDE SIDEWALK
- 9 WINDMIGHT IRON FENCING-SEE DETAIL SHEETS
- 10 FIRE ACCESS
- 11 LANDSCAPE PLANTER
- 12 CROSSWALK
- 13 POLE LIGHT-SEE LIGHTING SITE PLAN
- 14 STREET LIGHT-SEE LIGHTING SITE PLAN
- 15 STREET TREE AND GATE-SEE DETAIL SHEETS
- 16 BIKE RACK-SEE DETAIL SHEETS
- 17 HIGH BACK CURB AND CUTTER
- 18 ROLLED CUTTER (All private roads)
- 19 CONCRETE DRIVEWAY
- 20 COMMUNITY FACILITY AREA
- 21 CHILDREN'S PLAY AREA
- 22 DOG WASTE STATION
- 23 MAIL BOXES

JURISDICTION
 LEGAL JURISDICTION: HIGHLAND CITY
 DISTRICT/PLANNING ZONE: TOWN CENTER FLEX USE

AREA TABULATIONS

AREA	AREA	% of Total
TOTAL AREA:	7.76 acres	100%
BLINDON (GI) AREA:	2.45 acres (107,136 sq ft)	32%
LANDSCAPE:	1.21 acres (52,793 sq ft)	15.6%
HANDSCAPE:	0.4 acres (18,955 sq ft)	5%
ROADS:	1.9 acres (82,764 sq ft)	23%

PARKING TABULATIONS

ON SITE PARKING PROVIDED	86
TOTAL UNITS	172 GARAGE
	88 STALLS
	238 TOTAL ON SITE
	(3.5 SPACES/UNIT)

ACCESSIBILITY
 ALL UNITS TO OFFER ELEVATIONS FROM HANDICAPPED ACCESS

Project access point-full access

PROJECT BLACKSTONE PROJECT SHEET TITLE SITE PLAN	PROJECT ENGINEER: BMB PROJECT MANAGER: BMB DRAWN BY: SCS SCALE: AS SHOWN ISSUE DATE: 7-06-15	DESIGN ENGINEER'S SEAL CITY ENGINEER	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	BY																															 Summit Engineering Group Inc. Structural • Civil • Surveying
NO.	DATE	BY																																			

Blackstone Project



Submitted By:
Summit Engineering
55 W. Center St.
Heber City, Utah 84032
July 9, 2015
brian@summiteng.com

Submitted To:
Highland City Planning Dept.
5400 W. Civic Center Dr.
Highland City, Utah 84003

Contents

Contents..... 1

Consistency with the General Plan 2

Compliance with the Development Code 2

Compatibility with adjacent property..... 2

Site and Building Design..... 3

Site Plan 3

Architecture 4

Vehicle Circulation and Impacts 5

Fire Protection 6

Impact on Public Services 6

Project Impacts 7



Consistency with the General Plan

The Highland City General Plan was completed and adopted in February 2008. This comprehensive land use document highlighted the future growth patterns and the desired future condition of the community, of which, the Town Center zone was a key element. The General Plan states that, the Town Center is proposed to be a mixed use, walkable community. Since adoption of the General Plan, the Town Center zone has been partially built-out with the establishment of a park in the town square, civic functions, such as the municipal offices, library, and courts, commercial/ retail, and housing. This project provides high-density housing as a use which is compatible with the other, existing uses in the zone and meets the goals and objectives of the Town Center component of the General Plan.



Figure 1 Current Site Conditions

Compliance with the Development Code

The Blackstone project is located within the Town Center Overlay zone. The purpose of this zone is provide a central area where retail and residential land uses can be blended an attractive and walkable environment. The zone allows for high-density development with well-planned open space gathering areas. The zone also allows commercial, retail and civic functions within the overall zoning classification and provides direction to developers with respect to long term planning within the zone to promote successful development in the Town Center.

The project meets the objectives on the Town Center zone by providing an attractive and well-planned high-density residential component to the Town Center Overlay, immediately adjacent to the public park in the Town Square and nearby the Highland civic functions to the south of the park.

According the Town Center Land Use map, the project is also located within a “Flex Use” land use category which allows for attached high density residential uses, live-work uses, office uses, retail uses, or any combination of the four.

The proposed Blackstone project consists of 86 attached multi-family units in the Town Center zone, is compliant, as a Conditional Use, with the Highland Center Development Code (2013).

Compatibility with adjacent property

The Town Center consists of a mix of civic, park, commercial/ retail, and residential uses all within a walkable traditional town environment. Mixed uses in close proximity to one another is an important component of the Town Center zone. This project will in-fill an undeveloped parcel within the Town Center zone, bounded by existing uses including the town square park, the municipal offices, commercial uses, and other residential uses.

Site and Building Design

Site Plan

The property consists of 7.76 acres of land. The parcel is currently undeveloped as shown on the image below.

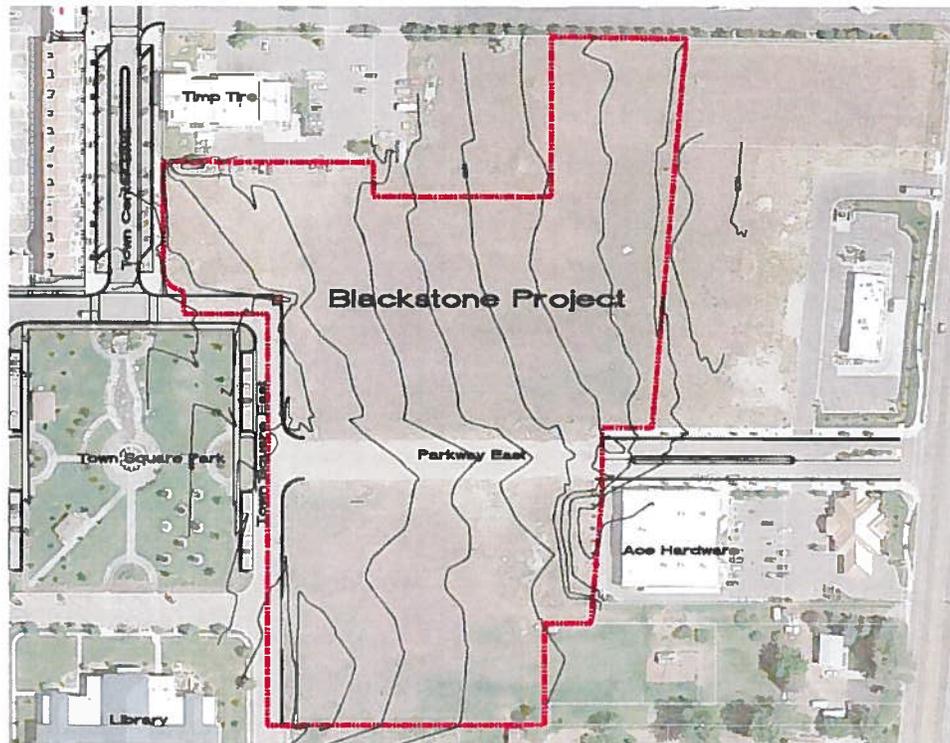


Figure 2 Property Boundary

The project area is located along the east and northeast of the town square park and on both sides of Parkway East Blvd, roughly to the existing Ace Hardware building along the eastern boundary and Timp Tire to the north. Access to the project is afforded via Parkway East and Town Square East.

The Blackstone project consists of 86 attached, townhouse units, for a density of 11 units per acre as shown on the site plan below. Allowed density is 12 units per acre. All of the units will have two-car garages, plus parking stalls for guests, open space, patios, plazas and other urban amenities. Sidewalks, throughout the project, will provide connectivity within the development and to other land uses in the Town Center zone. Two seating area/ plazas are proposed for the project as shown on the site plan. Both will be paved, benches/ seating and bike racks are to be provided, and be landscaped in a manner which provided some screening and is visually appealing. Beyond the sidewalks and plazas, hardscape areas for the project shall consist of the project parking areas, which will be asphalt, similar to the streets. The areas between the townhouse driveways, about 40 square feet each, will consist of smooth-finished concrete.



Figure 3 Proposed Site Plan

Architecture

Architecture consists of a mix of attached multi-family units in a variety of configurations ranging from a 3-plex up to a 6-plex. The basic footprint is a 6-plex product as shown on the attached image.



Figure 4 Proposed Architecture Rendering

The attached units are a townhouse configuration with three above-ground levels along with one below grade level. The architectural style is neo-craftsmen style with a variety of façade treatments including stone veneer, stucco, and timber.

A single unit footprint is 24' x 48' for a footprint square footage of 1,152 SF. The total unit square footage is about 3,207 SF and 528 SF for the garage. At 86 units the project total would be about 107,136 SF or about 32% coverage of the site. Each unit would have three bedrooms.

Building massing is to be varied by the fact that in addition to the basic 6-plex unit type, the units shall also include a 3-plex, 4-plex, and 5-plex. This unit mix is required to adequately respond to the dimensions of the overall lot layout and provide suitable pedestrian spaces.

Landscape Design

The project will be landscaped consistent with requirements set forth in the Town Center overlay zone. Lawn areas will be sodded. Planter beds shall consist of a mix of trees, large and small shrubs and perennials. All planter beds shall be wood-mulched. Most of the detailed design will focus on the unit entrances and streetscape frontages in order to provide a visually appealing project. Parking areas, the project boundary, and utility boxes will all be screened with plant materials.

Vehicle Circulation and Impacts

This proposed subdivision is bounded on the south by Parkway East, to the west is Town Square East and to the north is Town Center Blvd. Following is an assessment of the traffic impacts.

Ingress and Egress

The project will be accessed from two points within the Town Center streetscape, the first is on Town Square East, at the Civic Drive intersection, and the second is off of Parkway East. The Parkway East ingress is about 425 feet from the intersection with Town Square East.

Internal Vehicular Circulation

Internal vehicular circulation is comprised of a series of 26' wide asphalt roads, with 2' rolled gutters on each side, accessing all of the units. All of the units have garages within the building footprints and parking stalls are provided within the internal road network for guests. All of the intersections are at 90 degrees and flat, providing ease of access for delivery or emergency vehicles.

Pedestrian and Alternative Vehicle Considerations

Sidewalks are provided to all of the units and access all of the open space and landscape amenities of the project and to the amenities offered in the Town Center area. In addition to sidewalks internal to the project, along Parkway East and Town Square East will be a public sidewalk with a width of 15 feet. All intersections and curb cuts will be handicapped-compliant.

Volume and Character of Traffic

Due to the number of homes (86 homes in this proposed subdivision) the traffic impact will be relatively small. Multi-family residences generate, on average, 6.72 vehicle trips per day. This equates to an additional traffic load of about 578 vehicle-trips from this subdivision each day. Traffic patterns are anticipated to be similar to other residential developments in that there will be morning and evening peaks associated with typical commuting patterns and a limited number of vehicle trips

during the course of the day.

Parking and Loading

All of the units in Blackstone will have a two-car garage for the residents. Additionally, 86 stalls of parking will be provided for guests, as noted on the site plan.

No loading or unloading activities associated with commercial/ retail operations are anticipated.

Fire Protection

Fire protection for the Blackstone project will consist of a series of measures as outlined below. There are two existing fire hydrant along Parkway East as noted on the site plan. These along with four additional fire hydrants are proposed to provide municipal fire protection. All will provide full access to the project infrastructure within a 300 foot radius of each hydrant. Road widths are proposed to be 30 feet in width (curb to curb) and all of the road intersections and road curves will accommodate fire vehicle turning radii. No on-street parking is anticipated within the project area.

Street addresses are to be located at the front and rear facades of the project units and to be readable from the Blackstone roads.

All units within the project will have installed fire/ smoke alarms and marked fire exit locations.

Impact on Public Services

Utilities

Existing water, sanitary sewer and irrigation lines exist in the Parkway East and Town Square Rights-Of-Way. This project would tap into the respective lines to provide utility services for all of the proposed units. These existing main lines have been sized to accommodate utility demand for this project.

Storm Drainage-Storm drainage in this area consists of storm drain grates located in low points or other drainage areas, which lead to sub-surface sumps. Please see the attached Drainage Control document for further details. A soils report has been prepared and submitted for the project as well.

Schools

The Blackstone project will provide 86 units to the Highland City. While it is difficult to estimate the student population and the impact on the school district, Highland City demographics indicate that the average household size is 4.53 people, with about 48% having children under the age of 18. Approximately 12% of Utah County households are made up on individuals. Should this project reflect the average demographics of Utah County, it would contribute about 260 school-aged children to the school district. It should be noted that families which occupy townhouses typically have smaller family sizes then the families occupying a single family residence.

Recreation

The Blackstone project envisions an outdoor pool, hot tub and community center on a large open space parcel within the project. Additionally a children's play structure is also anticipated. These amenities would be for the use of residents and guests and are portrayed on the site plan in a large open space parcel to along the northeast side of the project. Recreation resources in Highland City would be impacted by the overall population increase associated with the project. Assuming the average household size of 4.53 and with 86 units, the number of people contributed by the project would be about 390. Highland City has a population of 15,523 (2010 Census) with this project contributing 2.5% to the population at build-out and full occupancy. This is a minimal increase in the overall population and the current recreation resources of Highland City would seem to be able to accommodate his increase.

Project Impacts

This project is anticipated to have minimal impacts to the Town Center area because of the residential nature of the proposed project.

Screening and Buffers

Screening of the project is provided by the landscape plan for the project. Refer to the landscape plan for details.

Proposed Outdoor Activities and Storage

There are no Outdoor activities or storage functions associated with this project.

Hours of Operation

There are no commercial activities proposed and so, no hours of operation.

Noise, smoke, odors, etc..

With the exception of construction of the project, there would be no noise, odors, or smoke associated with the project, other than what would be expected from typical residential uses.