Utilities:
All are available in this area. A sewer line runs down the West side of this development. Water and electrical are available from the Highway.

Roads:
These will be private roads within the development. They have met with UDOT on the access. UDOT would like the access to line up with the storage unit access on the other side. They may need a right turn lane added for this development and that would be very difficult if the access was further to the East with the slope issues. The city staff believes this is a better location also for the access and sees no problem with them building the East half of the (20 ft asphalt) road were 300 West would be. They should curb and gutter the East side of that road if possible. They will need to have final approval from UDOT before the final plat is approved.

Storm Water:
They will be building two detention ponds. They had been asked to flip the playground area to the East side of the property. That would create a drainage problem because the property slopes to the west so it makes more sense to keep the pond and playground area on the West side of the property. They will also need to continue the drainage pipe to the West side of the property as shown.

Landscaping Plan:
As shown.

Wetlands:
They have an engineering firm evaluating this. There are some old maps that indicate there may have once been a wetland designation on a small portion of this property. The engineering firm doesn’t think there is an issue anymore. They are getting the needed information together to resolve this. They will need to have this worked out by Final Plat.
Lighting:
As shown. They will use, as a minimum, the city decorative light standard that is being used in Mt. Sterling Farms PUD.

Fencing:
Privacy Fence is to be installed around the perimeter of development. You may want to talk about the fence on the South. Do you want to see a long privacy fence from the highway down that side? Would a different type of fence look better on that side? If you go with a privacy fence down the South it probably is going to need some extra landscaping along the highway to break it up.

Playground and Sidewalks:
Creating a concrete walking trail around the perimeter of this development is a great feature. They also will need to show a sidewalk going to Salt Hollow Park. They were waiting for some more input from the city staff on this. The staff is recommending it be a concrete sidewalk. They will need to create a good base for the sidewalk but it can be done. They would build this on city property were 300 West is shown. You may want to discuss the playground and give some definite requirements of what you expect there. (Slide, swing, sandbox, &?)

Other:
This development will be individually owned condominium units. They were asked to put in a restriction on the amount allowed as rentals. They put 20% max in the CC&R’s but are very willing to adjust that lower if you want. The buildings proposed seem to meet the cities multifamily design standards. Each unit will have a two car garage.
FRONT ELEVATION
SCALE: 1/4" = 1'