

Category	Site Plan Change	Purpose																			
Building	<p>Twinhomes on south, west, and north-west corner have shifted Two, six-plex buildings located in the south-east corner along 700 East, changed to three, 4-plex buildings Limited Common space areas were added to back of twin homes Private fenced front yards added on rear-load units Clubhouse size increased to accurately represent what shown on 3D renderings Driveway depths of rear-load units from 5 feet to 3 feet Modified unit mix in buildings of rear-load buildings - changes from 2 bdrm to 3 bdrm in some bldgs for example.</p>	<p>Request to separate them further to allow better access to corners Based on staff recommendation to accommodate emergency vehicle access and to improve resident connection to main access road Based on recommendation from City staff and internal marketing team Reflect what was committed to City Council on November 17th Reflect what was committed to City Council on November 17th Meet City code City redline</p>																			
Amenity	<p>Windmill and garden boxes shifted slightly to the southeast Added 11 Park Benches in the amenity area to accomadate residents Identified two playground areas Identified two mailbox locations Added trail in south-west corner Added 7 fire hydrants Garden box dimensions changed from 12'x5' to 10'x4' Added two garden boxes along 700 East</p>	<p>Shifted to accommodate new access dimensions required by the City and UDOT Increased functionality of open space for residents Added to reflect what was committed to City Council on November 17 Provide mailboxes to residents Provide access to open space based on City staff recommendation City redline Additional research taught us this size will increase user functionality and satisfaction for ADA users Change of garden box size allowed us to add two more boxes in this same area</p>																			
Parking	<p>Modified medians at both entrances Shifted entry gates farther west from 700 East Provided additional access road from southern most alley to main loop road Parallel parking stalls along main loop road were eliminated</p>	<p>To accommodate UDOT standards Increase vehicle stacking per UDOT requirements Based on staff recommendation to accommodate emergency vehicle access and to improve resident connection to main access road City redline</p> <p>Slight parking modifications were implemented to meet City code requirements and engineering redlines</p>																			
	<table border="1"> <thead> <tr> <th colspan="3">Parking Calculations:</th> </tr> <tr> <th>Type</th> <th>Council Approved Numbers</th> <th>Current Numbers</th> </tr> </thead> <tbody> <tr> <td>Parallel</td> <td>16</td> <td>0</td> </tr> <tr> <td>Surface</td> <td>34</td> <td>46</td> </tr> <tr> <td>Driveway</td> <td>120</td> <td>120</td> </tr> <tr> <td>Garage</td> <td>192</td> <td>192</td> </tr> <tr> <td>Total</td> <td>362</td> <td>358</td> </tr> </tbody> </table>		Parking Calculations:			Type	Council Approved Numbers	Current Numbers	Parallel	16	0	Surface	34	46	Driveway	120	120	Garage	192	192	Total
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Landscaping	<p>Removed internal sidewalk along 700 East Units facing 700 East now access directly onto City sidewalk compared to internal sidewalk before Provided additional access gates onto City sidewalk along 700 East UDOT Easement Removed Changed sidewalks orientations around enterances Sidewalk along Apple Cider Drive and Fesitval Farms Drive straightened out after removing parallel parking spaces Added a row of orchard trees on either side of clubhouse Size of entrance feature Shifted dumpster locations Changed from pivot gates to sliding gates Sidewalk was added in front of parking stalls at corners of main loop road</p>	<p>City redline City redline City redline Conditions of Easement were met and removed from Title Report City redlines to accommodate new fencing recommended by staff and UDOT City redline to meet City code regarding parking stall count requirements Increased functionality and look/feel of area around clubhouse Decreased to meet city code requirements Based on staff recommendation to improve dumpster access for trash removal company City redline Retain parking stalls that would have been eliminated because of site triangle requirements per City engineer</p>																			
Roads	<p>Added ADA ramps at all crosswalks Main road alignment shifted slightly The two alley roads shifted north and south slightly Added bike racks</p>	<p>City redline City redline City redline to accommodate utilities City redline</p>																			