



**Planning Commission
Staff Report
Project Plan Approval
Hearing Date: July 23, 2014**

ITEM 5 Paige Pitcher, agent for GIV Development, requests Project Plan Approval for a 4-story multi-family residential building containing 100 units located at 185 West 500 South.
Central Business District Neighborhood 14-0011PPA

<p>Applicant: GIV Development Staff Coordinator: Josh Yost</p> <p>Property Owner: Rockwell Capital Limited Liability Company Parcel ID#: 04:002:0033, 04:002:0032 Current Zone: I-TOD General Plan Des. TOD Acreage: 2.21 Number of Properties: 2 Number of Lots: 2</p> <p><u>ALTERNATIVE ACTIONS</u></p> <p>1. Approve the requested Project Plan. <i>This action <u>would be consistent</u> with the recommendations of the Staff Report.</i></p> <p>2. Continue to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is August 13, 2014, 5:00 p.m.</i></p> <p>3. Deny the requested Project Plan. <i>This action <u>would not be consistent</u> with the recommendations of the Staff Report. The Planning Commission should state new findings.</i></p>	<p>Current Legal Use: Vacant land.</p> <p>Neighborhood Issues: None noted.</p> <p>Staff Recommendation: Staff recommends that the Planning Commission approve the Project Plan Application for Startup Crossing with the condition that the project complies with noted code requirements and standard departmental approval requirements.</p>
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OVERVIEW

GIV Development requests Project Plan Approval for Startup Crossing, a 101 unit multi-family residential development located at 185 West 500 South. The proposed project is a four-story multi-family building with 101 units including 16 studio apartments, 85 one bedroom apartments, and tenant amenity space. Parking is provided in a surface parking lot to the rear of the building, containing 76 parking spaces.

The project has received initial review by the Coordinator's Review Committee all major concerns have been addressed.

The project has been reviewed by the Design Review Committee. The Committee recommended approval of the project design with recommendations. The Design Review Committee Report of Action is included as Attachment 2. The applicant has consented in writing to the Design Review Committee's recommendation and waived further action by the Planning Commission. Therefore, according to Provo City Code 14.04A.020 (a) the Design Review Committee recommendation shall be considered approved by the Planning Commission and no further review of the project design is required.

FINDINGS OF FACT

The subject property is currently zoned I-TOD – Interim Transit Oriented Development.

Each of the proposed uses of the planned development is an allowed use within the I-TOD zone.

The subject property is not located within one hundred (100) feet of, or directly across the street from, an RC, R1, R2 or PRO-R zone and is therefore not subject to Provo City Code 14.23.095 Transitional Building Height.

STAFF ANALYSIS

The proposed development complies with the provisions of the I-TOD and associated architectural standards with the following exception.

14.23.070. Yard Requirements.

The following minimum yard requirements shall apply in the ITOD zone: (Note: All setbacks are measured from the property line.)

(1) Front Yard. No requirement except the front yard setback for any building shall not be greater than six (6) feet along any front yard with the following exception:

(a) No part of any building shall overhang the public right-of-way and no drainage shall be diverted into said public right-of-way. (See Section 14.21.150(4), Provo City Code, for canopy and marquee requirements.);

(2) Side Yard. No requirement except the side yard setback for any building shall not be greater than ten (10) feet with the following exception:

(a) In instances wherein a development cannot obtain interior lot vehicular access from a rear yard, alley, easement, or other right-of-way, a side yard may be increased to twenty (20) feet;

The proposed building setback from the southern property line exceeds the maximum 10 foot requirement. An amendment to this ordinance which will provide for increased setbacks has been heard by the planning commission and a positive recommendation forwarded to the Municipal Council. This ordinance amendment has been placed on a Municipal Council Work Session Agenda. It is anticipated that this amendment will be adopted. At that time, the proposed building will comply with the amended code. The Design Review Committee has approved the increased setback as required by the proposed amendment.

CONCLUSIONS

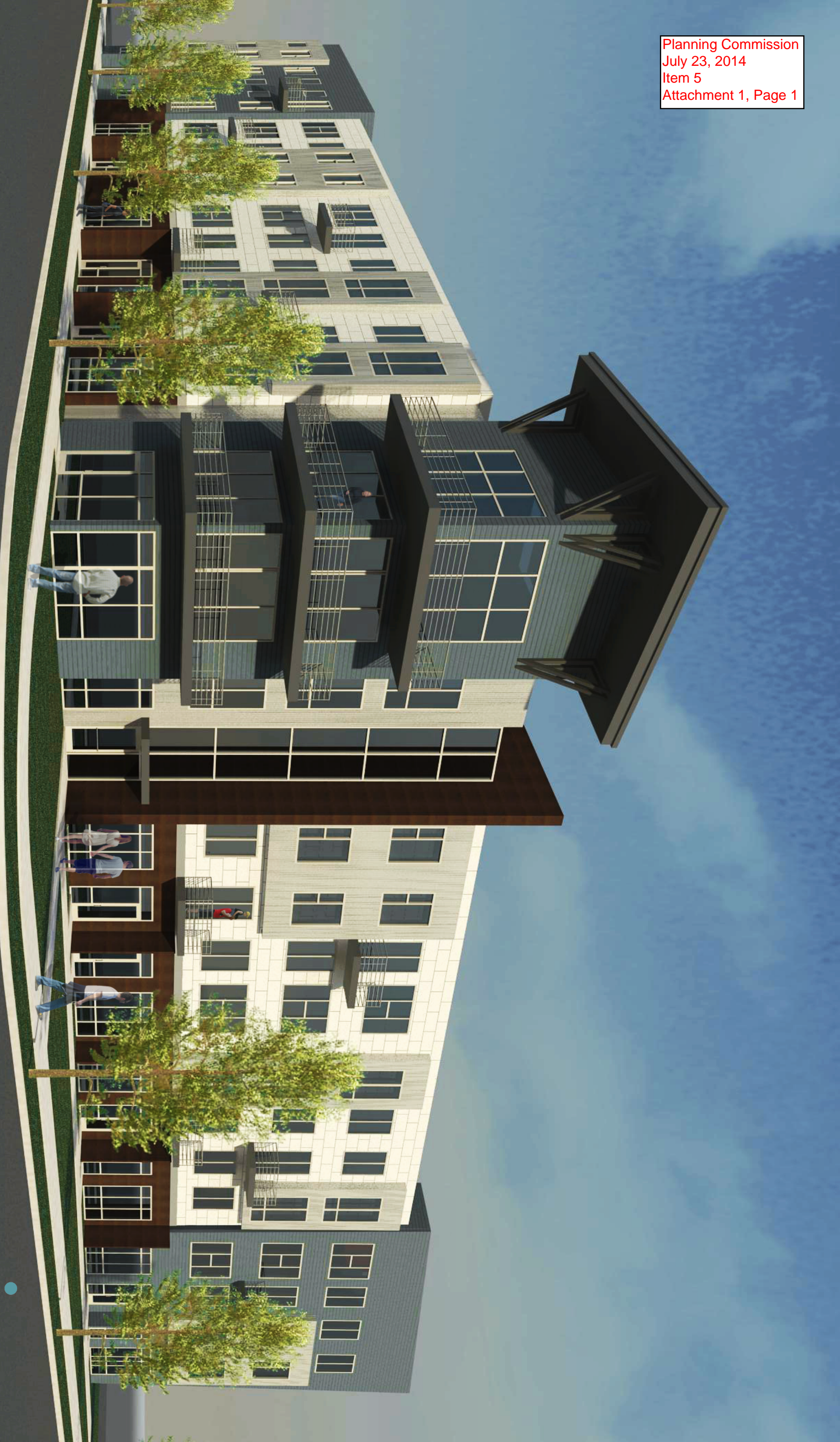
Due to the projects compliance with the applicable city code, it must be approved by the Planning Commission conditional to compliance with above noted code requirements and departmental approval requirements.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the Project Plan Application for Startup Crossing with the condition that the project complies with noted code requirements and standard departmental approval requirements.

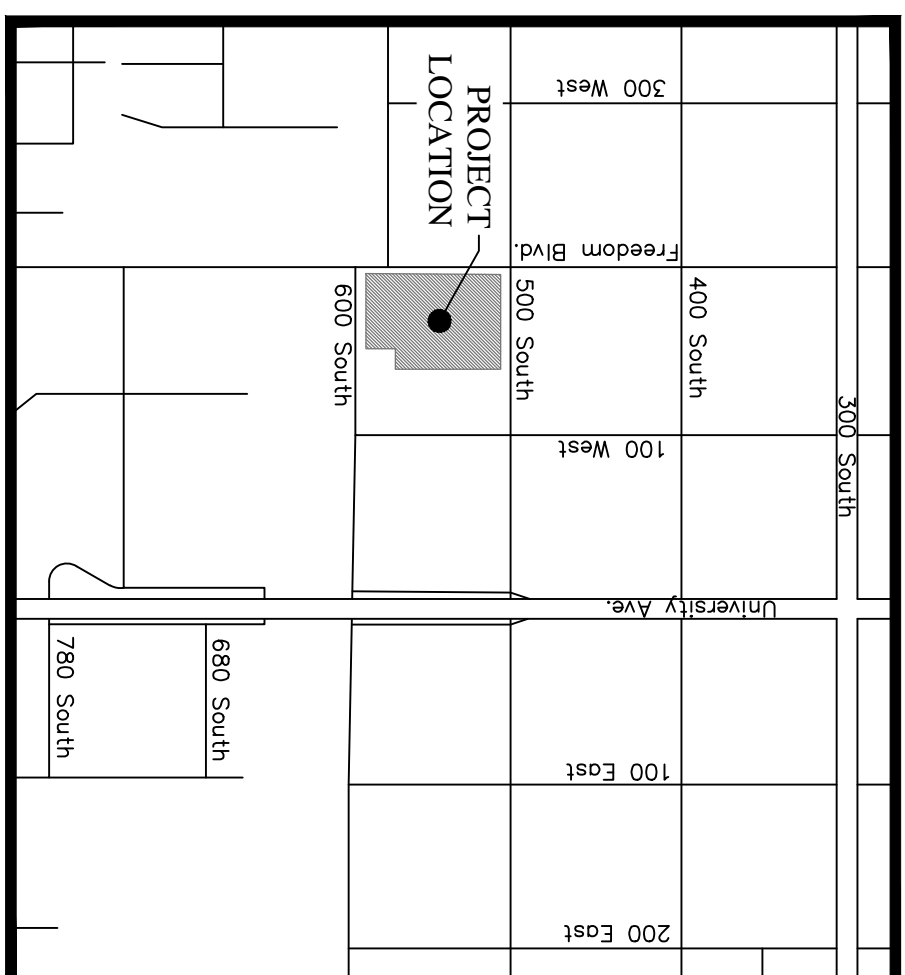
ATTACHMENTS

1. Project Plans
2. Design Review Committee Report of Action

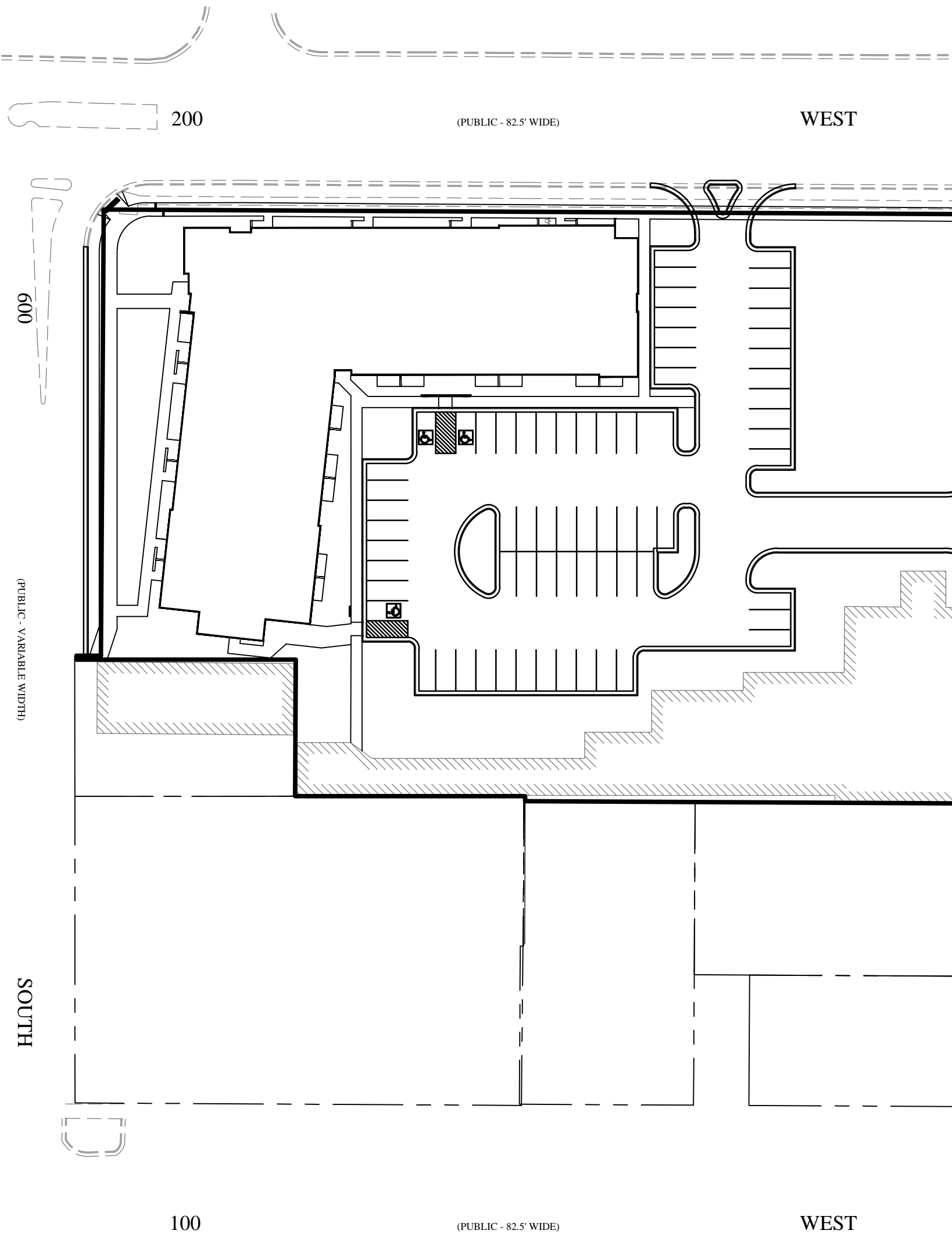
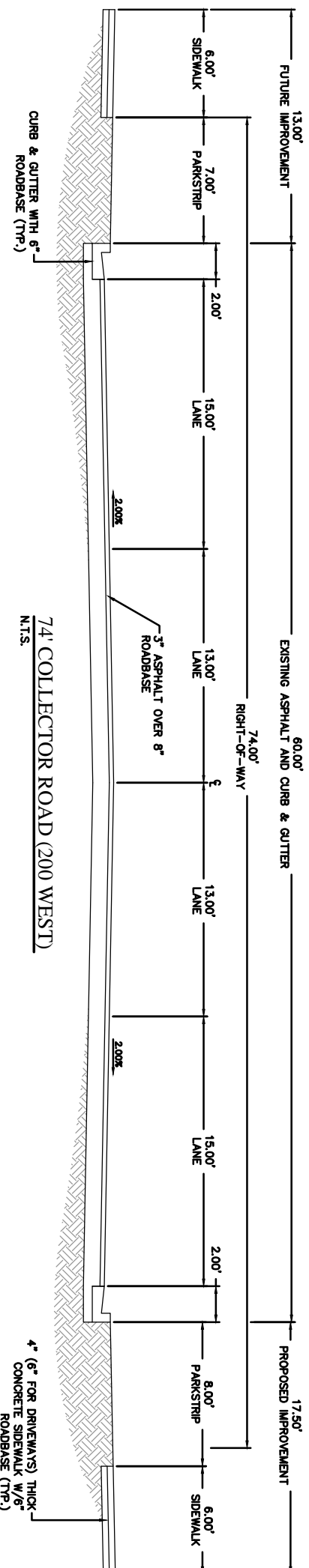


STARTUP CROSSING
PROVO, UTAH

givy
DEVELOPMENT



VICINITY MAP
 NTS



SITE MAP

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL CONSTRUCTION SHALL ADHERE TO APWA STANDARD PLANS AND PROVO/CITY STANDARDS AND SPECIFICATIONS.
4. ALL SANITARY SEWER CONSTRUCTION SHALL ADHERE TO PROVO CITY SEWER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
5. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STANDARDS AND PRACTICES. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS, IF ANY DISCREPANCIES OR OMISSIONS ARE FOUND. THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANT THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

STARTUP CROSSING

PROVO, UTAH

LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	EASEMENT
---	REVERSE-PAN CURB & GUTTER
---	15" STORM DRAIN
---	8" W
---	8" SW
---	XXXX
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	VALVE, TE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. SEWER MH
---	EXIST. VALVE, TE, & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION
o XXXXX	

Sheet	Title
C1	COVER
C2	DEMO PLAN
C3	UTILITY PLAN
C4	GRADING PLAN
C5	ELECTRICAL PLAN

CONTACTS

ENGINEER & SURVEYOR
 FOCUS ENGINEERING & SURVEYING
 500 WEST 8360 SOUTH
 SANDY, UTAH 84070
 (801) 352-0075
 CONTACT: JASON BARKER

OWNER/DEVELOPER
 500 WEST 8360 SOUTH
 SANDY, UTAH 84070
 (801) 856-1331
 CONTACT: DAVID BLAKE



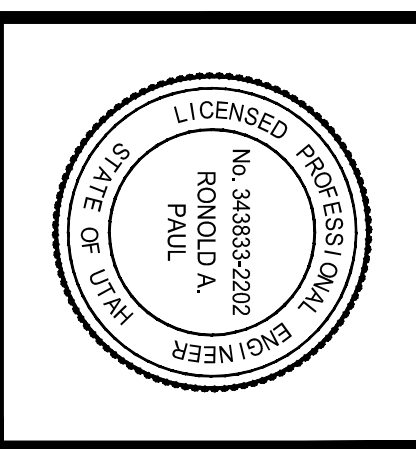
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Sheet:	C1		

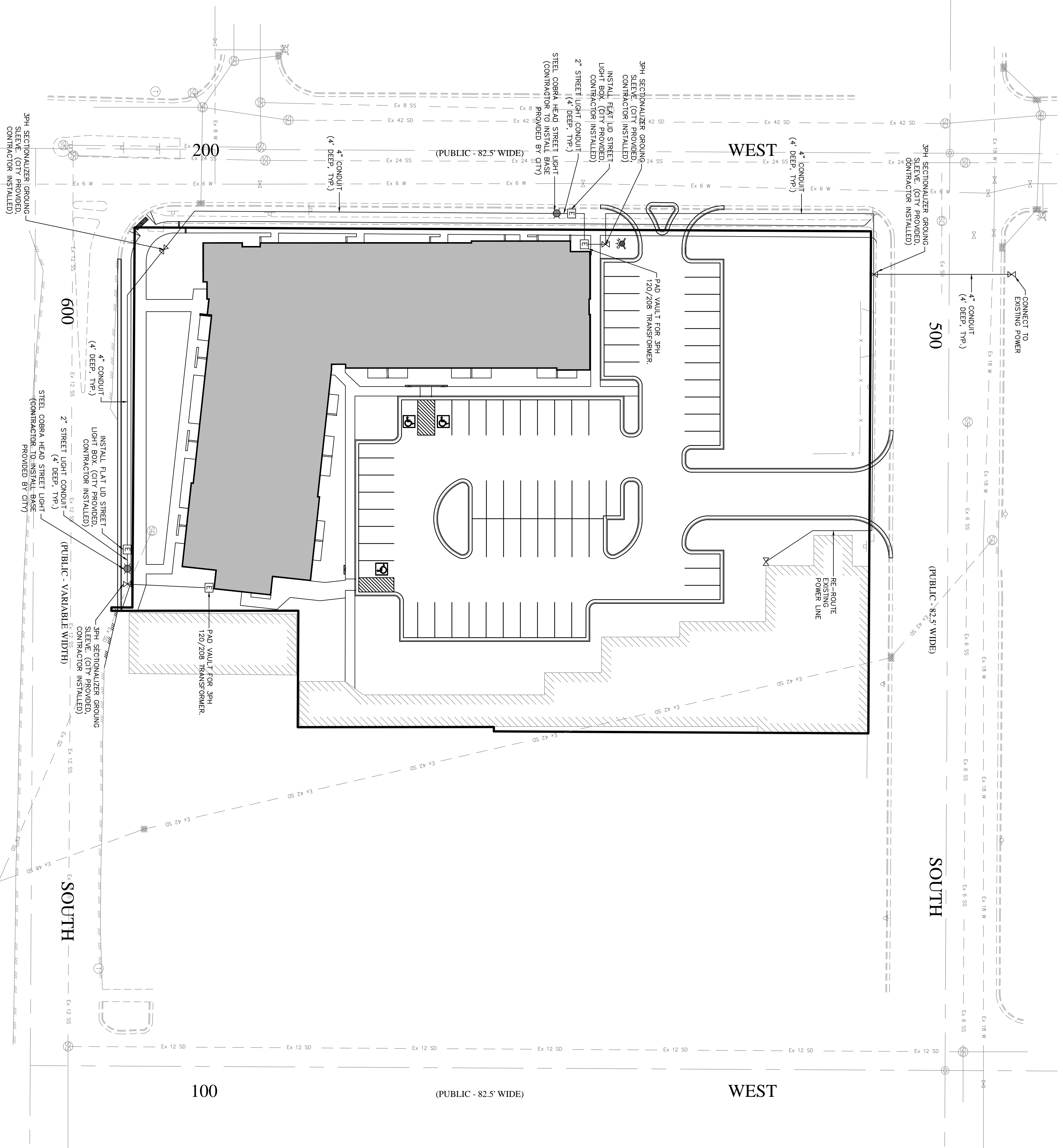
STARTUP CROSSING

PROVO, UTAH

COVER



FOCUS
 ENGINEERING AND SURVEYING, LLC
 502 WEST 8360 SOUTH
 SANDY, UTAH 84070 PH: (801) 352-0075
 www.focusutah.com



LEGEND

---	BOUNDARY
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	REVERSE-PAN CURB & GUTTER
15.50	15" STORM DRAIN
8.50	8" SANITARY SEWER
8" W	8" SANITARY WATER
8" S	8" SANITARY WATER
XXXX	SECTIONARY WATER
XXXX	SECTIONARY WATER
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. CULINARY WATER
---	EXIST. CONTIGOR MAJOR
---	EXIST. CONTIGOR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	VALVE, TEE & BEND
---	WATER BLOW OFF
---	FIRE HYDRANT
---	STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION

ELECTRICAL NOTES

1. ALL 4" ELBOWS TO BE FIBERGLASS 50" RADIIUS.
2. RED WITH 12" OF SAND MINIMUM.
3. INSTALL RED CAUTION TAPE IN TRENCH.



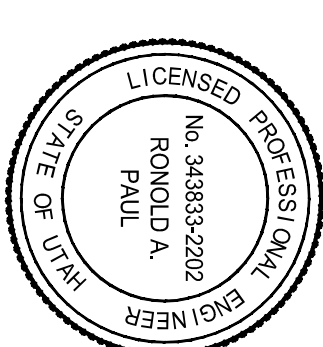
GRAPHIC SCALE
 (IN FEET)
 1 inch = 30 ft.



STARTUP CROSSING

PROVO, UTAH

ELECTRICAL PLAN

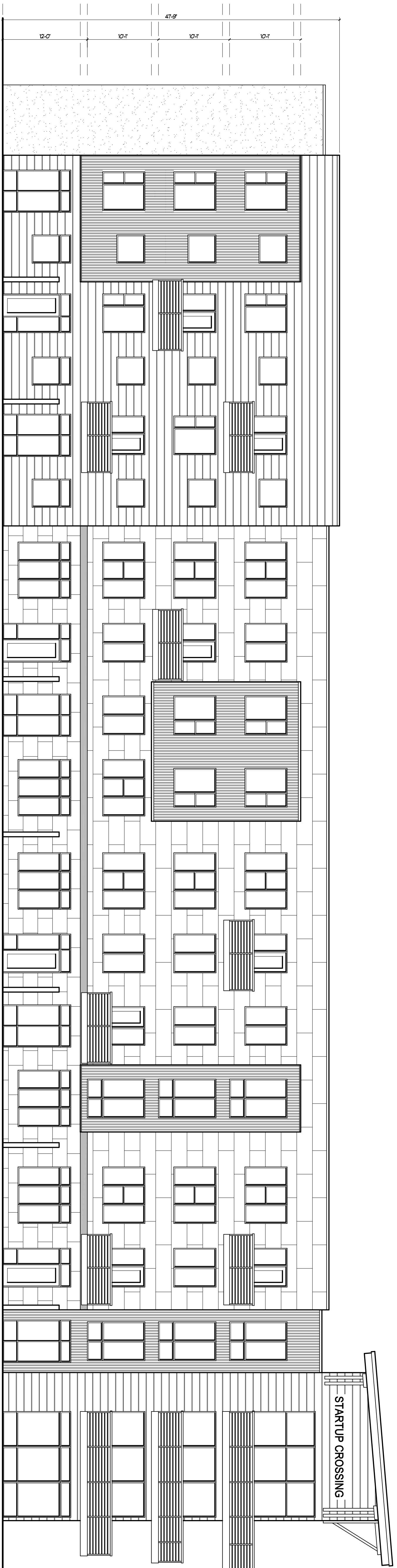


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ELECTRICAL PLAN

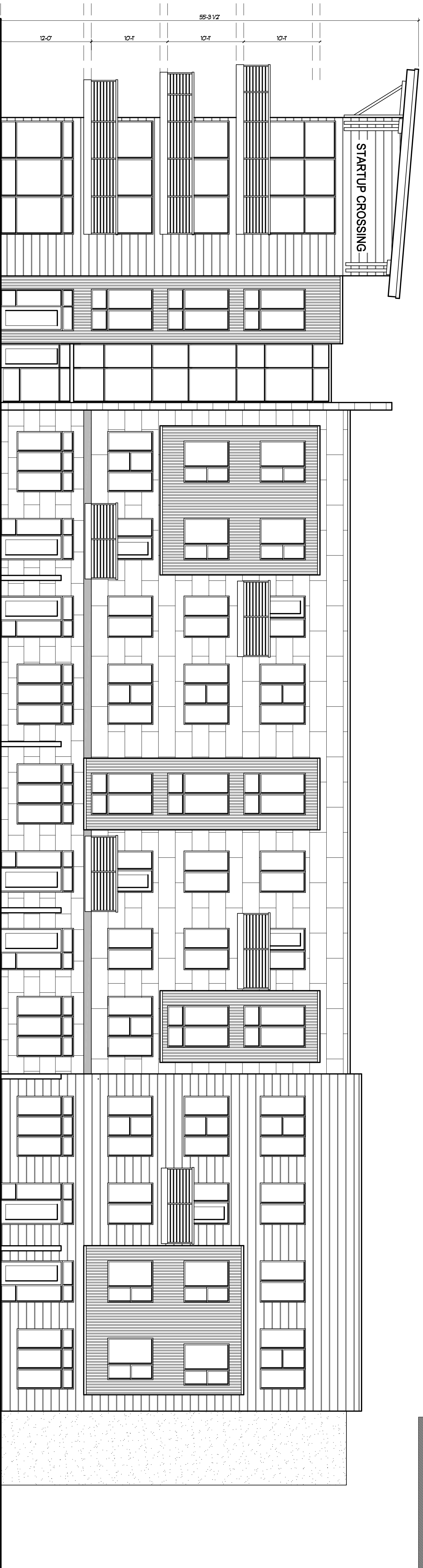
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 Sheet: C5



1 WEST ELEVATION
 SCALE: 1/8" = 1'-0" (24X36)
 SCALE: 1/8" = 1'-0" (11X7)

EXTERIOR FINISHES:

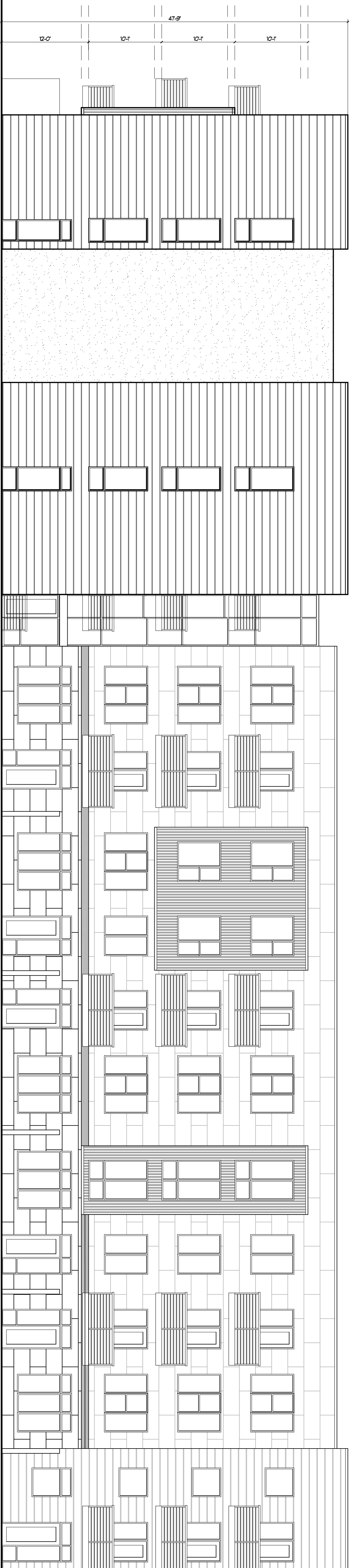
	HARDIE LAP SIDING
	CORRUGATED METAL
	CURTAIN WALL
	HARDIE REVEAL
	CORTEN STEEL OR BRICK
	STUCCO
	DOORS & WINDOWS OPENINGS



2 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0" (24X36)
 SCALE: 1/8" = 1'-0" (11X7)

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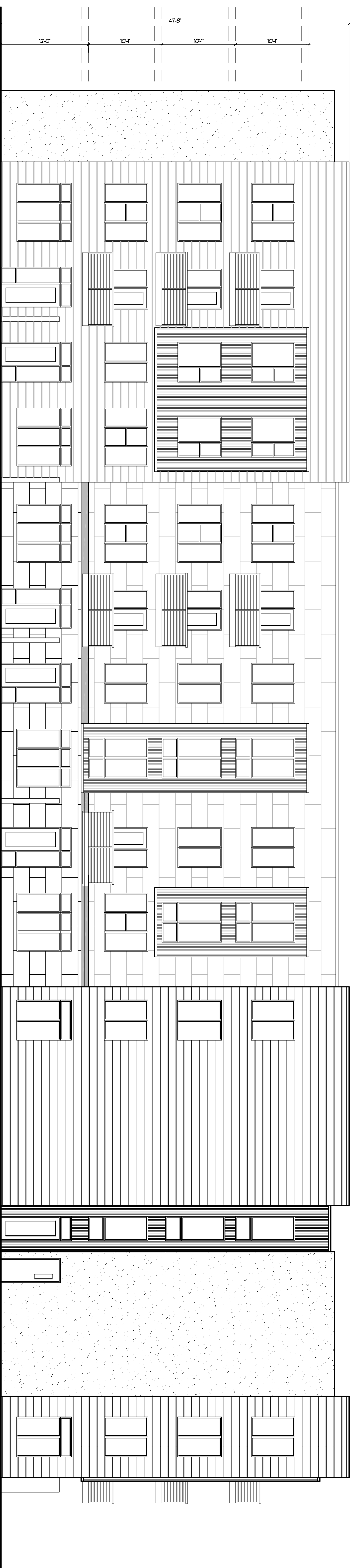
 Architecture Belgique, Inc. 1000 North 1000 West Provo, Utah 84604 Phone: 801.734.8888 Fax: 801.734.8889 www.architecturebelgique.com	DELIVERED BY: Architecture Belgique, Inc. Registered Professional Engineer License No. 12345	CIVIL ENGINEER
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DELIVERED BY: Architecture Belgique, Inc. Registered Professional Engineer License No. 12345		LANDSCAPE ARCHITECT
Startup Crossing Freedom Blvd and 600 South Provo, Utah		
Sheet Title Elevations	Date April 14, 2014	Sheet Number A-2.01
REVISIONS A B C		



1 EAST ELEVATION
 SCALE 1/8" = 1'-0" (24X36)
 SCALE 1/8" = 1'-0" (1X7)

EXTERIOR FINISHES:

	HARDIE LAP SIDING
	CORRUGATED METAL
	CURTAIN WALL
	HARDIE REVEAL
	CORTEN STEEL OR BRICK
	STUCCO
	DOORS & WINDOWS OPENINGS



2 NORTH ELEVATION
 SCALE 1/8" = 1'-0" (24X36)
 SCALE 1/8" = 1'-0" (1X7)



GENERAL NOTES:

- ALL BATHROOMS SHALL BE ADAPTABLE. GENERAL CONTRACTOR SHALL VERIFY THAT ALL FINISHES, TOILETS, SINKS, SHOWERS AND TUBS MEET ACCESSIBILITY REQUIREMENTS. THE FINISHES OF BATHROOMS SHALL BE THE SAME AS THE FINISHES OF THE COMMON AREAS. THE FINISHES OF BATHROOMS SHALL BE THE SAME AS THE FINISHES OF THE COMMON AREAS.
- ALL STAIRWAYS TO USE SHALL BE ON AN ACCESSIBLE ROUTE AND SHALL BE ADAPTABLE. THE STAIRWAYS SHALL BE ADAPTABLE AND SHALL BE ADAPTABLE.
- ALL BATHROOMS SHALL BE ADAPTABLE. GENERAL CONTRACTOR SHALL VERIFY THAT ALL FINISHES, TOILETS, SINKS, SHOWERS AND TUBS MEET ACCESSIBILITY REQUIREMENTS. THE FINISHES OF BATHROOMS SHALL BE THE SAME AS THE FINISHES OF THE COMMON AREAS. THE FINISHES OF BATHROOMS SHALL BE THE SAME AS THE FINISHES OF THE COMMON AREAS.
- CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36" MINIMUM EXCEPT AT DOORS. CLEAR WIDTH OF DOORS SHALL BE 32" MINIMUM. CLEAR WIDTH OF DOORS SHALL BE 32" MINIMUM. CLEAR WIDTH OF DOORS SHALL BE 32" MINIMUM.
- ELECTRICAL SWITCHES, OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS SHALL HAVE NO OBSTACLE SPACES WHICH ARE DEEPER THAN 1/8" OR LESS THAN 5" APART.
- ALL UNITS ARE TO BE PROVIDED WITH SOLID BLOCKING BETWEEN STUDS IN 4" BATHROOM WALLS BEHIND THE TOILET AND AROUND THE TUB AND BETWEEN THE WALL & THE BACK OF THE TUB. THE TOILET AND AROUND THE TUB AND BETWEEN THE WALL & THE BACK OF THE TUB. THE TOILET AND AROUND THE TUB AND BETWEEN THE WALL & THE BACK OF THE TUB.
- A 6" x 6" x 6" SPACE AT LEAST 30" HIGHER THAN THE FINISH FLOOR OF A BATHROOM SHALL BE PROVIDED FOR PERSONS WITH MOBILITY DEVICES. THE FINISHES OF BATHROOMS SHALL BE THE SAME AS THE FINISHES OF THE COMMON AREAS. THE FINISHES OF BATHROOMS SHALL BE THE SAME AS THE FINISHES OF THE COMMON AREAS.
- THE FINISHES OF BATHROOMS SHALL BE THE SAME AS THE FINISHES OF THE COMMON AREAS. THE FINISHES OF BATHROOMS SHALL BE THE SAME AS THE FINISHES OF THE COMMON AREAS.
- A SPECIAL CLEARANCE OF 88" SHALL BE PROVIDED AT HANDICAPPED PARKING SPACES AND ALONG THE SIDEWALK ROUTE.



1
 1ST FLOOR PLAN
 SCALE 1/8" = 1'-0" (24X36)
 SCALE 1/32" = 1'-0" (18X7)

2
 2ND FLOOR PLAN
 SCALE 1/8" = 1'-0" (24X36)
 SCALE 1/32" = 1'-0" (18X7)

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<p>Architecture Belgique, Inc. Architectural & Professional Services 2000 California Street Suite 200 Provo, UT 84601 Phone: 801.733.2222</p>	DEVELOPER CIVIL ENGINEER STRUCTURAL ENGINEER MECHANICAL ENGINEER ELECTRICAL ENGINEER LANDSCAPE ARCHITECT
	giv DEVELOPMENT
Startup Crossing Freedom Blvd and 600 South Provo, Utah	Sheet Title Floor Plans
Date April 14, 2014	Sheet Number A-101



1 3RD FLOOR PLAN
 SCALE 1/8" = 1'-0" (24X36)
 SCALE 1/32" = 1'-0" (11X7)



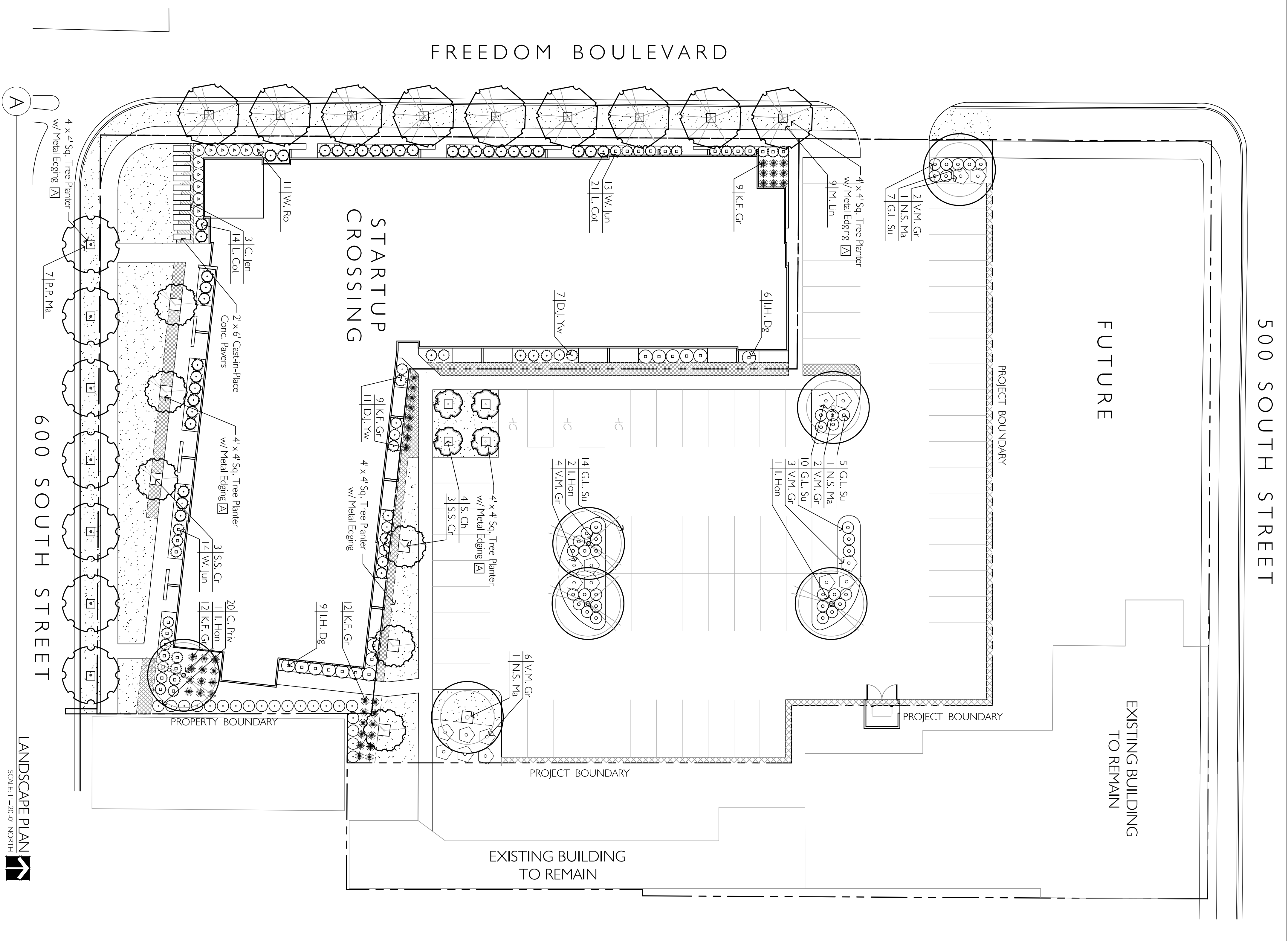
2 4TH FLOOR PLAN
 SCALE 1/8" = 1'-0" (24X36)
 SCALE 1/32" = 1'-0" (11X7)

LANDSCAPE SCHEDULE

Sym	Tag	Qty	Scientific Name	Common Name	Size	Spacing
TREES						
⊙	P.P. Ma	7	Acer tatarica 'Patrim Perfect'	Patrim Perfect Tatarian Maple	2" Cal.	Varies
⊙	N.S. Ma	3	Acer truncatum x A. daln. 'Keltisform'	Norwegian Sunset Maple	2" Cal.	Varies
⊙	1. Hon	4	Gleditsia tria. inermis 'Imperial'	Imperial Honeylocust	2" Cal.	Varies
⊙	S.S. Cr	6	Malus 'Spring Snow'	Spring Snow Crabapple	2" Cal.	Varies
⊙	S. Ch	4	Prunus x hilleri 'Sprite'	Sprite Cherry	2" Cal.	Varies
⊙	M. Ln	9	Tilia cordata 'Morden'	Morden Linden	2" Cal.	Varies
SHRUBS						
⊙	1H. Dv	15	Cornus alba 'Ballhalo'	hoyi Halo Dogwood	2 Gall.	4' o.c.
⊙	L. Cot	35	Cotoneaster dammeri 'Lowfast'	Lowfast Cotoneaster	2 Gall.	4' o.c.
⊙	W. Jun	27	Juniperus horizontalis 'Wilton'	Wilton Juniper	2 Gall.	4' o.c.
⊙	C. Priv	20	Ligustrum vulgare 'Cheyenne'	Cheyenne Privet	2 Gall.	4' o.c.
⊙	G.L. Su	36	Rhus aromatica 'Grow Low'	Grow Low Sumac	2 Gall.	4' o.c.
⊙	W. Ro	11	Rosa meiland 'White'	White Meiland Rose	5 Gall.	4' o.c.
⊙	D.J. Yw	18	Taxus cuspidata 'Densiformis'	Dense Japanese Yew	2 Gall.	4' o.c.
ORNAVENTAL GRASSES						
⊙	K.F. Gr	28	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gall.	4' o.c.
⊙	V.M. Gr	17	Miscanthus sinensis 'Variegatus'	Variegated Maiden Grass	1 Gall.	6' o.c.
GROUNDCOVERS						
⊙	C. Jen	3	Lysimachia nummularia	Creeping Jenny	Flat/36	12" o.c.
TURF						
⊙	8.027 S.F.		ChenShare Imperial Bluegrass		Sod	
MULCH						
⊙	432 S.F.		Cobble - 3" w/ Weed Barrier - all 4' x 4' sq. tree planters		3" depth	
⊙	1367 S.F.		Crushed Gravel Mulch - 1 1/2" - w/ Weed Barrier		3" depth	
⊙	4700 S.F.		Crushed Gravel Mulch - 3/4" - w/ Weed Barrier - All planters unless noted otherwise		3" depth	
⊙	90 S.F.		Wood Mulch - Medium, Brown - Groundcovers areas only		1" depth	
⊙			EDGING			
⊙			Metal - Aluminum, Mill Finish, 4" x 3 1/2" including all 4' x 4' sq. tree planters			

LANDSCAPE GENERAL NOTES

- All alterations to these drawings during construction shall be approved by the Project Representative and recorded on "As Built" drawings by the Contractor.
- All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
- All plants to be balled and burlrapped or container grown, unless otherwise noted on the plant list.
- The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Landscape Architect.
- The Contractor shall locate and verify all existing utility lines prior to planting and shall report any conflicts to the Landscape Architect.
- Stake location of all proposed planting for approval by the Landscape Architect prior to commencement of planting.
- All turf areas shall receive four inches (4") of topsoil prior to planting. All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
- Submittal topsoil report prepared by a qualified soil testing laboratory prior to soil placement. topsoil shall meet the following mechanical analysis:
 Sand (0.05 - 2.0 mm Dia.) 20 - 70%
 Clay (0.002 - 0.05 mm Dia.) 20 - 70%
 The max. retained on a #10 sieve will be 15 percent. the topsoil shall meet the following analysis criteria:
 pH Range of 5.5 to 8.2, a min. of 4% and max. of 8% organic matter content and free of stones 3/8" or larger. Soluble salts < 2 dS/m or mmho/cm and sodium absorption ration (sar) < 6.
- All tree rings and plant beds to receive mulch as specified in the Landscape Schedule.
- Prune trees in accordance with current horticultural practices.
- All landscape areas to be watered by pop-up spray heads, rotors or drip irrigation. pop-up spray heads, rotors and drip irrigation to be placed on separate irrigation zones.
- All shrubs, groundcover and perennial plants to be watered on zones separate from turf.



Drawn By:	Scott B.	
ISSUE DESCRIPTION:	DATE	
	04-24-2014	
#	REV. DESCRIPTION	DATE

STARTUP CROSSING
 600 SOUTH FREEDON BOULEVARD
 PROVO, UTAH

PRELIMINARY
 SITE PLAN
 LANDSCAPE
 PLAN

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Provo City Design Review Committee
Report of Action
June 26, 2014

ITEM 1 GIV Development, requests Design Review Approval for a 4 story multi-family housing building containing 100 units located at 185 West 500 South. *Central Business District Neighborhood* 14-0011PPA
Josh Yost, 801-852-6408

The following action was taken on the above described item by the Design Review Committee during its regular meeting on June 26, 2014:

APPROVED

Motion by: Roger Knell
Second by: Philip Kiser
Votes in Favor of Motion: Roger Knell; Philip Kiser; Scott Bingham
Votes Opposed to Motion: None
Scott Bingham was present as chair.

The following is a brief summary of the above decision, including conditions of approval:

- Recommendation, but not a requirement to look at a stucco color more toward a warm (tan vs. greenish hue)
- Recommendation that the greater setback be permitted to create more of a park-like area and a buffer between the railroad.



Design Review Committee Chair

If changes are made to the plans (Building or Landscaping) which have been approved by the Design Review Commission, a revised plan will need to be reviewed and approved by the Commission. Unauthorized changes to the approved plan are subject to a \$500.00 fee as outlined in Provo City Code Section 14.43.010.

If the applicant does not agree with the above condition(s) and wishes to appeal the decision, the applicant must file a notice to the Community Development Department. The appeal will then be placed on the next available Planning Commission agenda.

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS.