



PH: 801.254.3742 EMAIL: info@sjc.utah.gov FAX: 801.254.3393

March 21, 2014

Tracy N. Walsh



Re: Record Request dated 03/19/2014

I am responding to your Record Request asking for:

Request #1: Building Records pertaining to 3883 Totter Dune Drive South Jordan, Utah 84095:

- Letter of Variance on Grading Plan
- Building Permit
- Building Application
- Site Plan
- Inspection Records

Reply #1: Approved - (12) pages of Building Records

The charge for the building records is \$3.00

Please let me know if you have any questions,

Sincerely,

Cindy Valdez, CMC
Deputy Recorder

CITY OF SOUTH JORDAN
GRAMA Record Request
Fax: 801-254-3393



The following form should be completely filled out and returned to the City Recorder's office. The City is allowed 10 business days in which to respond to your request. Presently, South Jordan City Charges .50¢ per page. The City may assess other fees for records compiled in a form other than that maintained. Research or Services Fee may be charged as provided by Utah Code 63G-2-203.

Requestor's Name: TRACY M. WALSH
Address: [REDACTED] City: SOUTH JORDAN
State: UTAH Zip: 84095 Daytime Phone: [REDACTED] Fax: _____

In accordance with the Governmental Records Access Management Act, I am seeking the following record(s) specifically described as:

LETTER OF VARIANCE IN GRADING PLAN -
WHAT A MAXIMUM ALLOWED SLOPE IS ON A DRIVEWAY WITHOUT ADDING STAIRS
PERMISSION TO VARY FROM CODE OR WORDING
BUILDING PERMIT APPLICATION & PERMITS
SITE PLAN AND INSPECTION REPORTS

which I believe are collected, filed and/or used by the City of South Jordan, 1600 W. Towne Center Drive, South Jordan, Utah 84095 (801) 254-3742.

I would like to view/inspect the record(s).

I would like to receive a copy of the record(s) described above. I understand that the City charges a fee for copies of records and the copies will be provided subject to fees being paid. I authorize cost of up to \$_. If costs are greater than the amount I have specified, I further understand that the office will contact me and will not respond to a request for copies if I have not authorized adequate costs.

Tracy M. Walsh
Signature

3-19-14
Date

=====

CITY'S RESPONSE TO RECORD REQUEST – FOR OFFICE USE ONLY

- APPROVED – Requestor notified on _____, 20__
- _____ DENIED – Written denial sent on _____, 20__
- _____ Requestor notified that this office does not maintain record; and, if known, was also notified of name and address of agency that does maintain record on _____, 20__
- _____ Extension of time for extraordinary circumstances. Required notice sent _____, 20__

COPY FEES: \$ _____. If waived, approved by: _____

[Signature]
Signature

3/21/14
Date



City of South Jordan

Building and Safety Division

Certificate of Occupancy

This certificate issued pursuant to the requirements of Section 109 of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use for the following address.

Building Address: **3883 TOTTORI DUNE DR W, Apt. (10905 S)**

Project Number: **2012-15233**

Permits: 42213

Residential New

4/25/2012

Contractor Name: * **HOME CENTER CONSTRUCTION**

Contractor Address **2264 WILLIAMSBURG CIRCLE WEST JORDAN UT 84088**

Description: LOT 535 SOUTH JORDAN HIGH POINTE
R-1542 PLAN
FINISHED BASEMENT ADDED 12/3/12
LANDSCAPE BOND REFUNDED TO GLEN PETTIT 11/8/12
ENCROACHMENT PERMIT \$165 PAID 4/25/2012
CO ISSUED 5/16/13

Occupancy Type: **SF Residential**

Const. Type: **Type V B**

Square Feet:

APN: **2717360007**

Tract Number: **SOUTH JORDAN HIGH POINTE**

Lot Number: **535**

Date: **5/16/2013**

Approved By: _____



Building Official

This Certificate shall be posted in a conspicuous place on the premises and shall not be removed except by the Building Official.

Building Project Inspection History Report



City of South Jordan

Building Division

1600 W Towne Center Drive
 South Jordan, UT 84065
 801-254-3742
<http://www.southjordancity.org>

Project #: 2012-15233

Address: 3883 TOTTORI DUNE DR W, Apt. (10905 S)

**Project Description: LOT 535 SOUTH JORDAN HIGH POINTE R-1542 PLAN
 FINISHED BASEMENT ADDED 12/3/12
 LANDSCAPE BOND REFUNDED TO GLEN PETTIT 11/8/12
 ENCROACHMENT PERMIT \$165 PAID 4/25/2012
 CO ISSUED 5/16/13**

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
136618	42213	*	Vreeken, Kent	Building	5/11/2012	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Footing/Ufer Ground	5/11/2012	12:00 AM	Reschedule / Correction	ok to pour 1.fire protection required.

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
136688	42213	*	Vreeken, Kent	Building	5/14/2012	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Foundation/Ufer Ground	5/14/2012	12:00 AM	None / Cancelled	cancelled per contractor
re-footing	5/14/2012	12:00 AM	Reschedule / Correction	1 fire protection required.

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
136767	42213	*	Vreeken, Kent	Building	5/15/2012	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Foundation/Ufer Ground	5/15/2012	12:00 AM	None / Approved	
re-footing	5/15/2012	12:00 AM	Reschedule / Correction	1 fire protection required.

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
137529	42213	*	Nelson, Jason	Building	6/4/2012	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Ground Plumbing	6/4/2012	12:00 AM	None / Approved	
re-footing	6/4/2012	12:00 AM	Reschedule / Correction	1 fire protection required.

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
140832	42213	*	Nelson, Jason	Building	8/16/2012	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Four-Way (Frame, elec, mech, plumb, sheathing)	8/16/2012	12:00 AM	Reschedule / Correction	1. provide rated eaves 2. retro missing boll west wall garage 3. complete truss specs 4. provide insulation dams as needed 5. provide clearance for b-vent at roof deck 6. brace south wall 7. provide equipment to match manual J 8. repair duct at trunk line in basement 9. nail plate feeder front br 10. slope floor for shower pan liner and test 11. fireblock tub
Gas Line	8/16/2012	12:00 AM	None / Approved	
re-footing	8/16/2012	12:00 AM	None / Approved	

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
141003	42213	*	Vreeken, Kent	Building	8/21/2012	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Insulation	8/21/2012	12:00 AM	None / Approved	
Power to Panel	8/21/2012	12:00 AM	None / Approved	
Re-Four Way	8/21/2012	12:00 AM	Reschedule / Correction	1. provide rated eaves 5. provide clearance for b-vent at roof deck 7. provide equipment to match manual J 8. repair duct at trunk line in basement 10. slope floor for shower pan liner and test 11. fireblock tub

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
141103	42213	*	Vreeken, Kent	Building	8/23/2012	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Re-Four Way	8/23/2012	12:00 AM	Reschedule / Correction	1. provide rated eaves 7. provide equipment to match manual J 10. slope floor for shower pan liner and test

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
141350	42213	*	Vreeken, Kent	Building	8/28/2012	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Re-Four Way	8/28/2012	12:00 AM	Reschedule / Correction	1. provide rated eaves 7. provide equipment to match manual J 10. slope floor for shower pan liner and test
Sheetrock	8/28/2012	12:00 AM	Reschedule / Correction	1. eaves covered up cannot see fireblocking on eaves.

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
141590	42213	*	Vreeken, Kent	Building	9/4/2012	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Re-Four Way	9/4/2012	12:00 AM	Reschedule / Correction	7. provide equipment to match manual J 10. slope floor for shower pan liner and test
Re-Sheetrock	9/4/2012	12:00 AM	Reschedule / Correction	1. seal all gaps in eave sheetrock.
Slucco	9/4/2012	12:00 AM	None / Approved	

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
141823	42213	*	Vreeken, Kent	Building	9/7/2012	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Re-Four Way	9/7/2012	12:00 AM	Reschedule / Correction	7. provide equipment to match manual J 10. slope floor for shower pan liner and test
Re-Sheetrock	9/7/2012	12:00 AM	None / Approved	

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
144890	42213	*	Sanderson, Brad	Building	11/8/2012	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Landscape Clearance	11/8/2012	12:00 AM	None / Approved	

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
146042	42213	*	Vreeken, Kent	Building	12/4/2012	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Re-Four Way	12/4/2012	12:00 AM	Reschedule / Correction	1. provide equipment to match manual J.
Shower Pan Test	12/4/2012	12:00 AM	None / Approved	

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
146851	42213	*	*, Andrew	Building	12/21/2012	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Four-Way (Frame, elec, mech, plumb, sheathing)	12/21/2012	12:00 AM	Reschedule / Correction	*bsmt only* 1- Cut slits in vapor barrier in all stud cavities 2- Seal all gaps at top and bottom of all 10' on center fireblocks 3- Seal all fireblocking and top plate penetrations 4- Insulation will need to be installed per manufactures installation instructions 5- Cleanouts, water main, backwater valve and U.F.E.R. needs to remain accessible

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
146879	42213	*	Nelson, Jason	Building	12/26/2012	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Insulation	12/26/2012	12:00 AM	None / Approved	*bsmt only*
Re-Four Way	12/26/2012	12:00 AM	Reschedule / Correction	*bsmt only* CLEANOUTS WATERMAIN BACKWATER VALVE AND OFFER TO REMAIN ACCESSIBLE.

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
152073	42213	*	Vreeken, Kent	Building	4/30/2013	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Final	4/30/2013	12:00 AM	Reschedule / Correction	seal around exterior garage lights. receptacle 25' from a/c unit. handrail garage stairs, no water. provide access to attic install smoke det. outside basement north bedroom, post res-check at sub panel. draftstop mech. room.
Final Grade	4/30/2013	12:00 AM	Reschedule / Correction	final grade in back.
Re-Four Way	4/30/2013	12:00 AM	None / Approved	

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
152074	42213	*	Bowcut, Matt	Building	4/30/2013	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Final Engineering	4/30/2013	12:00 AM	None / Approved	

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
152845	42213	*	Vreeken, Kent	Building	5/14/2013	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Re-Final	5/14/2013	12:00 AM	Reschedule / Correction	handrail garage stairs. post res-check at sub panel.
Re-final Grade	5/14/2013	12:00 AM	None / Approved	

Inspection

Schedule ID	Permit ID	Insp Sched Desc	Inspector	Group	Date	Time
152980	42213	*	*, Andrew	Building	5/16/2013	12:00 AM

Tasks

Inspection Type	Date	Time	Tasks / Results	Comments
Re-Final	5/16/2013	12:00 AM	None / Approved	



City of South Jordan

Building Division

1600 W Towne Center Drive
 South Jordan, UT 84065
 801-254-3742
<http://www.southjordancity.org>

ADD TO

Permit #	42213
Project #	2012-15233
Permit Cat.	Building Permit
Permit Type	Residential New
Issue Date	4/25/2012

Construction Permit

Address	Assesors Parcel No.	Tract Parcel Map Number	Lot Number
3883 TOTTORI DUNE DR W, Apt. (10905 S)	2717360007	SOUTH JORDAN HIGH POINTE	535

Description of work.

LOT 535 SOUTH JORDAN HIGH POINTE FINISHED BASEMENT

Building Value	Occupancy	Contruccion	Units	Sprinkler	Square Feet	Garage Sq. Ft
\$203,000.00	SF Residential	Type V B	1	False	3072.00	440.00

Current Owners	Address	Telephone	Email
* HOME CENTER CONSTRUCTION	2264 WILLIAMSBURG CIRCLE WEST JORDAN UT 84088	801-860-9901	X@X.COM

Contractor	Address	Telephone	Email
* HOME CENTER CONSTRUCTION	2264 WILLIAMSBURG CIRCLE WEST JORDAN UT 84088	801-860-9901	X@X.COM

Lic. Information	5711117	Exp. Date: 11/30/2013
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Applicant	Address	Telephone	Email
* HOME CENTER CONSTRUCTION	2264 WILLIAMSBURG CIRCLE WEST JORDAN UT 84088	801-860-9901	X@X.COM

Lic. Information	5711117	Exp. Date: 11/30/2013
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Fees

Fee Group	Fee Type Desc	Unit Cost	Quantity	Fee Amount	Payment Amount	Balance
Engineering				\$1,165.00	\$1,165.00	\$0.00
	Encroachment/Curb Cut	165.00	1.00	\$165.00	\$165.00	\$0.00
	Encroachment Bond	1,000.00	1.00	\$1,000.00	\$1,000.00	\$0.00
Multi Family Residential				\$11,633.59	\$11,633.59	\$0.00
	MECH: FIP	9.50	1.00	\$9.50	\$9.50	\$0.00
	PLUMB: WaterHeater	13.50	1.00	\$13.50	\$13.50	\$0.00
	State Fee	.01	2,158.24	\$21.58	\$21.58	\$0.00
	MECH: Furnace/Air Conditioner	16.00	2.00	\$32.00	\$32.00	\$0.00
	Miscellaneous Fees	50.00	1.00	\$50.00	\$50.00	\$0.00
	IMP ResMF: Fire Services	71.63	1.00	\$71.63	\$71.63	\$0.00
	IMP ResSF: Offsite Cleaning	78.00	1.00	\$78.00	\$78.00	\$0.00
	ELEC: Finished SF	.06	1,542.00	\$92.52	\$92.52	\$0.00
	IMP ResMF: Police Services	136.16	1.00	\$136.16	\$136.16	\$0.00
	PLUMB: Drain	10.55	15.00	\$158.25	\$158.25	\$0.00
	IMP ResSF: Construction Water	200.00	1.00	\$200.00	\$200.00	\$0.00
	BLDG New Plan Check	250.00	1.00	\$250.00	\$250.00	\$0.00
	3/4" WATER METER	308.00	1.00	\$308.00	\$308.00	\$0.00
	Landscape Bond	1,000.00	1.00	\$1,000.00	\$1,000.00	\$0.00
	IMP ResMF: Roadway	1,315.98	1.00	\$1,315.98	\$1,315.98	\$0.00
	Valuation	.00	.00	\$1,852.47	\$1,852.47	\$0.00
	IMP ResMF: UnAtt Park/OS	2,850.00	1.00	\$2,850.00	\$2,850.00	\$0.00
	IMP: 3/4" Culinary Water	3,194.00	1.00	\$3,194.00	\$3,194.00	\$0.00
Miscellaneous Fees				\$335.76	\$335.76	\$0.00
	Miscellaneous Fees	335.76	1.00	\$335.76	\$335.76	\$0.00
Totals				\$13,134.35	\$13,134.35	\$0.00



City of South Jordan

Building Division

1600 W Towne Center Drive
South Jordan, UT 84065
801-254-3742
<http://www.southjordancity.org>

Permit #	42213
Project #	2012-15233
Permit Cat.	Building Permit
Permit Type	Residential New
Issue Date	4/25/2012

Construction Permit

Address	Assessors Parcel No.	Tract Parcel Map Number	Lot Number
3883 TOTTORI DUNE DR W, Apt. (10905 S)	2717360007	SOUTH JORDAN HIGH POINTE	535

Description of work.

LOT 535 SOUTH JORDAN HIGH POINTE
UNFINISHED BASEMENT

Building Value	Occupancy	Construction	Units	Sprinkler	Square Feet	Garage Sq. Ft.
\$196,000.00	SF Residential	Type V B	1	False	3072.00	440.00

Current Owners	Address	Telephone	Email
* HOME CENTER CONSTRUCTION	2264 WILLIAMSBURG CIRCLE WEST JORDAN UT 84088	801-860-9901	X@X.COM
Contractor	Address	Telephone	Email
* HOME CENTER CONSTRUCTION	2264 WILLIAMSBURG CIRCLE WEST JORDAN UT 84088	801-860-9901	X@X.COM
Lic. Information	5711117	Exp. Date: 11/30/2013	
Applicant	Address	Telephone	Email
* HOME CENTER CONSTRUCTION	2264 WILLIAMSBURG CIRCLE WEST JORDAN UT 84088	801-860-9901	X@X.COM
Lic. Information	5711117	Exp. Date: 11/30/2013	

BUILDING PERMIT APPLICATION
BECOMES PERMIT WHEN SIGNED

SJ
Plan # 7729
Same as 522
Lvt. 545 SJHP
SOUTH JORDAN CITY

Date of Application: 3-15-12
Date Work Starts: _____
Proposed Use of Structure: S.F.O. (10905)
Bldg. Address: 3883 W WYCLIFF DR
Address Certificate No.: _____
Assessor's Parcel No.: 2717360007
Lot # 335, Block, Subd. Name & Number: SJ HT
Property Location: _____
Total Property Area - In Acres or Sq. Ft.: _____
Total Bldg. Site Area Used: _____

Receipt No. 15233
Date Issued: _____
Permit Number: _____
BUILDING FEE SCHEDULE
Square Ft. of Building: 1542
Valuation: 1910,000.00

<input checked="" type="checkbox"/> Rough Basement	1530	Building Fees	
<input type="checkbox"/> Finish Basement		Plan Check Fees	
Porch - 61		Electrical Fees	1542
Garage sq. ft. - 440		Plumbing Fees	1541
Type of Bldg. VB	Occ. Group R-3	Mechanical Fees	241
No. of Bldgs. 1	R Value Walls 13, Roof 38	Subtotal	
No. of Stories 1		Wafer	
No. of Bedrooms 3		Sewer	
No. of Dwellings 1		Storm Sewer	
Type of Construction		Moving or Demo.	
<input checked="" type="checkbox"/> Frame <input type="checkbox"/> Brick Var.		Temporary Conn.	
<input type="checkbox"/> Brick <input type="checkbox"/> Block <input type="checkbox"/> Concrete <input type="checkbox"/> Steel		Reinspection	
Max. Occ. Load.		State Fee	
Fire Sprinkler <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Total	11,633.54

Owner of Property: Home Center Construction LLC, Phone: 801-561-2346
Mailing Address: 2264 Williamsburg Circle, West Jordan 84088
Business Name Address: Same, Business Lic. No.: 571117-5501
Architect or Engineer: Bill York Engineering, Phone: 801-876-3501
General Contractor: Home Center Construction, Phone: 801-561-2346
Business Address - City - Zip: Same, State Lic. No.: 571117-5501, City/Co. Lic. No.: _____
Electrical Contractor: Copper Tech Electric, Phone: 801-266-0700
Business Address - City - Zip: 12 W. 13775 S., Draper 84020, State Lic. No.: 249406-5501, City/Co. Lic. No.: _____
Plumbing Contractor: Wright Plumbing, Phone: 801-571-8495
Business Address - City - Zip: 1013 Country Lane, Draper 84020, State Lic. No.: 236576-5501, City/Co. Lic. No.: _____
Mechanical Contractor: Christenson Heating, Phone: 801-266-9674
Business Address - City - Zip: 5780 Lakeside Dr, SLC 84121, State Lic. No.: 1465900-5501, City/Co. Lic. No.: _____

Special Approvals: _____
Board of Adjustment: _____
Health Dept: _____
Fire Dept: South Jordan Bldg Dept
Soil Report: _____
Water or Well: _____
Traffic Engineer: _____
Flood Control: RECEIVED
Sewer or Septic Tank: _____
City Engineer (off site): _____
Gas: _____
Comments: R-1542 Plan, Same as lot 522 #14610
Land Use Cert.: _____
Electrical Dept.: _____
HiBack C.G. & S.: _____
Other: _____
Bond Required: Yes No Amount: _____

Dwell. Units Now on Lot: _____
Accessory Bldgs. Now on Lot: _____

Type of Improvement/Kind of Const.:
 Sign Build Remodel Addition
 Repair Move Convert Use Demolish
 No. of offstreet parking spaces: Covered _____ Uncovered _____

SUB-CHECK Zone: RM-5 Zone Approved By: [Signature]

Is approved: [Signature] Date: 3/13/12 Sub-Ck. By: [Signature]
 Minimum Setbacks in Feet:

Front	Side	Side	Rear
2-H	5	5	15

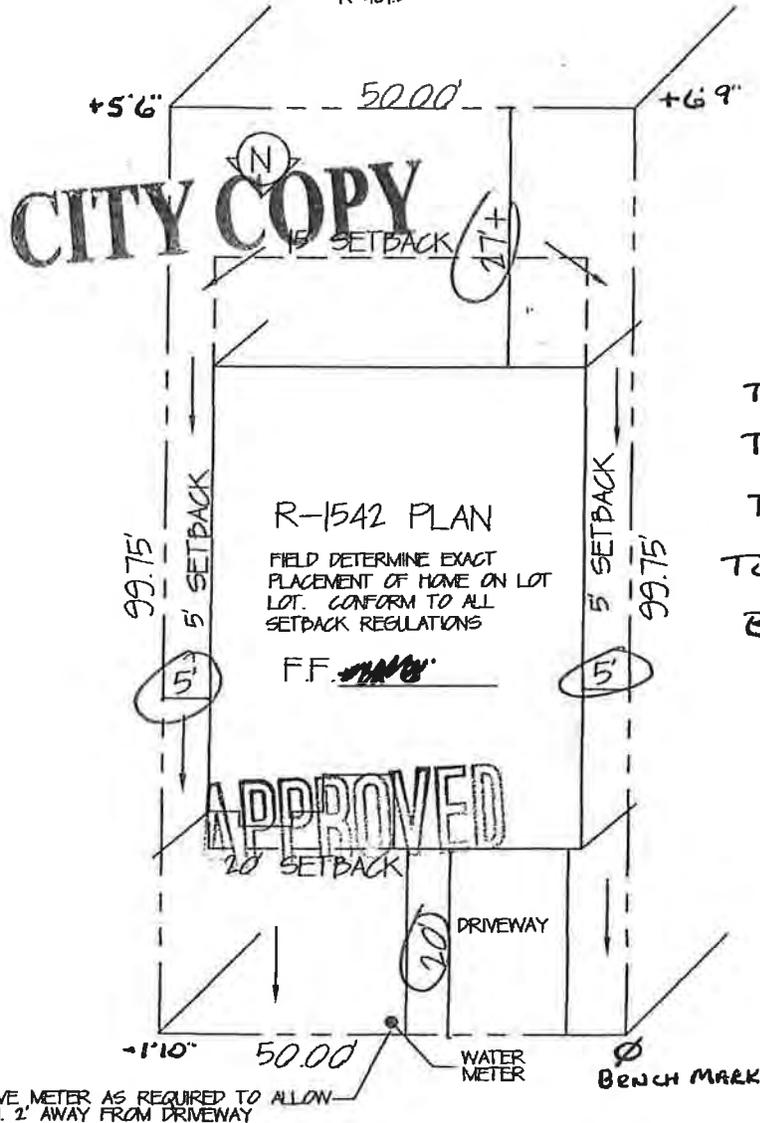
 Plot Plan: 57' (Front), 20' (Side)
 Home of Walter & Patricia

Signature of Approval: [Signature] Date: _____
 Signature of Contractor or Authorized Agent: [Signature] Date: _____
 Signature of Owner (if owner): [Signature] Date: _____

APPROVED

NOTE:

WATER TO DRAIN AWAY FROM HOUSE TO AN APPROVED LOCATION AND NOT ACROSS ANY ADJACENT PROPERTY LINES. THE GRADE SHALL FALL 6 INCHES WITHIN THE FIRST 10 FEET. R 401.3



4 TOTTERI DUNE DR.

PLOT PLAN SCALE 1"=20'-0"

LOT 535
3883 W. TOTTERI DUNE DR.
HIGH POINT
SOUTH JORDAN, UTAH

with a total of ten (10) or more lots and for sizable nonsingle-family residential developments.

- H. Turnaround Access: Where a stub street is provided which accesses more than two (2) lots on each side, a temporary turnaround and public use easement or right of way shall be recorded as determined by the city engineer. The type and size of the turnaround shall be as determined by the city engineer in consultation with the city fire code official and shall be required on the adjoining vacant land or on the subject development until the stub street is opened to adjoining development. The city engineer may require improvements to be installed in temporary turnaround areas as deemed necessary.
- I. Cul-De-Sac Streets: Cul-de-sacs, where approved, shall not exceed seven hundred fifty feet (750') in length unless approved by the planning commission upon recommendations of the city engineer and fire code official, as measured from the center of the intersection of a connecting through street to the center of the turnaround area. Cul-de-sac streets shall terminate in turnaround areas as follows:
1. Eighty feet (80') (edge of asphalt to edge of asphalt, not including gutter pan) for cul-de-sac lengths up to one hundred fifty feet (150'). Right of way for dedicated turnarounds shall be a minimum of one hundred seven feet (107') in diameter unless modified as per subsection A of this section.
 2. Ninety six feet (96') (edge of asphalt to edge of asphalt, not including gutter pan) for cul-de-sac lengths from one hundred fifty one (151) to seven hundred fifty feet (750'). Right of way for dedicated turnarounds shall be a minimum of one hundred twenty three feet (123') in diameter unless modified as per subsection A of this section.
 3. Cul-de-sacs over four hundred feet (400') in length shall require the water line to be tied to two (2) feed sources, or looped, as approved by the city engineer and shall require fire hydrants to be spaced at a maximum of three hundred fifty feet (350') apart. The city engineer working with public works department and the fire code official may modify this requirement as deemed necessary.
 4. Cul-de-sacs under four hundred feet (400') in length shall require that fire hydrants be spaced at a maximum distance of four hundred feet (400') apart.
 5. Cul-de-sacs over six hundred feet (600') in length shall require houses to be sprinklered beyond six hundred feet (600') from the connector street, as approved by the city fire code official. Cul-de-sacs shall be designed to allow stormwater to drain to the intersection unless adequate drainage facilities are provided in the turnaround area.
- J. Driveways And Subdivision Streets: Driveways and subdivision streets shall approach an arterial or collector street at an angle of eighty five (85) to ninety five degrees (95°), unless otherwise approved by the city engineer. Driveways to dwellings shall drain away

from the dwellings. Slopes shall be a minimum of one-half percent (0.5%) and a maximum of ten percent (10%) for all streets, private roads and driveways, except collector or arterial streets, which shall be eight percent (8%) maximum, unless otherwise approved by the city engineer or designee. Driveways which exceed twelve percent (12%) slope shall be equipped with stairs (built in conformance with the international building code) from the street to the house for pedestrian access.

- K. Infill Development: If the size and configuration of a proposed development is such that public or private streets are not feasible or practical, a private driveway aisle may be approved, as determined by the city engineer. Such accesses may be required to have aprons/approaches, concrete paving, or other design that connotes a driveway rather than a street. (Ord. 2013-01, 4-16-2013)